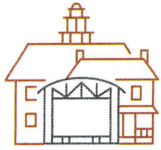


Permit Number: 15622

TOWN OF
VIENNA

Town of Vienna
Article 22 Chapter 18, Town Code

A Certificate of Occupancy is hereby granted for the following firm, business, establishment or individual in accordance with Article 22, Chapter 18, of the Code of the Town of Vienna, Virginia:

Occupant Name: Speakeasy Restaurant LLC DBA Bear Branch Tavern

Street Address: 133 Maple Ave E Unit: 100 & 100A Floor:

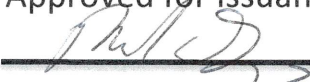
Zoning District: C-2, Special Commercial

Legal Description: Vienna Profesional Center Condo Unit 100 UN & 100A 000 0384 54 0100 0384 54 0100A

Permitted Uses: Restaurant §18-72.A. Outdoor dining §18-210.I Live entertainment §18-210.S (PF-18-19-CUP, approved 06/05/2019)

Permitted Seating: Maximum 300 Seats total (per parking modification approved by Town Council on 9/17/18) 159 interior seats, 90 exterior seats: 12 front of building, 78 rear of building.

Approved for Issuance of Certificate:



Planning & Zoning

2/28/2020

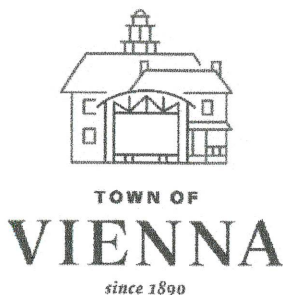
Date

This certificate does not take the place of any license required by law, nor does it authorize the use of boilers, motors, machinery or any signs. Any change in the use or occupancy of this structure or upon the subject property shall require a new certificate of occupancy.

This Certificate Shall Be Conspicuously Posted At All Times

VA State Code Use Group: A2 Construction Type: IIIB USBC Edition: IEBC 2015 Sprinklered: Yes

The Town of Vienna does not discriminate on the basis of disability in the administration or access to or treatment or employment in its programs for activities. The Director of Human Resources of Vienna, Virginia has been designated to coordinate compliance with nondiscrimination requirements. This document will be made available in large print or audio cassette upon request. Call (703) 255-6300 (voice) or TTY users 711.



Department of Planning and Zoning

Town of Vienna, Virginia

127 Center St. South

Vienna, VA 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

OFFICE USE ONLY	
MUNIS No.:	<u>4008</u>
Permit No.:	<u>15622</u>

NOV 14 2019

COMMERCIAL CERTIFICATE OF OCCUPANCY APPLICATION

A Certificate of Occupancy is required before any business begins operations in the Town of Vienna. A new Certificate of Occupancy is required when there is a change in the use of an existing building, business ownership, business name or location.

SUBMISSION REQUIREMENTS

- ☐ Complete application for Commercial Occupancy. Not all sections of this application apply to all businesses, however, failure to provide complete information will delay the issuance of the Certificate and operation of the proposed business.
- ☐ Submitted application for a Town of Vienna Business License. Certificates of Occupancy will not be issued without the completion of the Business Application process, including the payment of all fees.
- ☐ Complete Wastewater Discharge Questionnaire. Portions of the questionnaire are not applicable to some business-types and N/A may be entered into the non-applicable fields.
- ☐ Fees paid in accordance with current Town of Vienna Fee Schedule.
- ☐ All building permit, exterior modification review and sign review completed through Fairfax County and the Town of Vienna.

PROPOSED BUSINESS

Business Name (DBA): Bear Branch Tavern

Proposed Address: 133 Maple Ave East

Unit No.: 100 & 100A

Parcel ID: _____

Zoning: C-2

Business Type/Use: Full Service Restaurant

Business Hours: 10 AM-2 AM Monday-Sunday

Max. No. Employees: 50

Sublease? ☐ Yes/ ☒ No

Lessor: _____

Massage Services: ☐ Yes/ ☒ No

Restaurant? ☒ Yes/ ☐ No

No. Seats: 263

APPLICANT CONTACT

Business Contact: Adam Lubar

Title: President

LLC/Corporation: Speakeasy Restaurants LLC

Mailing Address: 133 Maple Ave East #100

Email: adam@vintagerestaurantsinc.com

Phone: 703-963-2769

BUSINESS NAME: Bear Branch Tavern **ADDRESS:** 133 Maple Ave East #100

BUILDING/UNIT DETAILS

Total GFA: 6500 sq. ft. Previous Use: Bank
Development Name: Vienna Professional Center Dedicated Parking Spaces: 103

BUILDING PERMITTING, SIGNS & EXTERIOR MODIFICATIONS

- ☒ Yes/☐ No Is interior tenant fit-out proposed which requires a building permit through Fairfax County?
☒ Yes/☐ No Are exterior modifications proposed to the building?
☒ Yes/☐ No Is signage proposed for this business (new or refaced)?

PROPERTY OWNER/MANAGER SIGNATURE

Owner/Manager Name: Adan Lubar
LLC/Corporation: Speakeasy Restaurants LLC
Address: 133 Maple Ave East #100
State & Zip: Vienna VA 22180
Email: adam@vintagerestaurantsinc.com Phone: 703-963-2769

I, the owner/property manager of the building/condo unit, give permission to the business owner to use the tenant space for the proposed use detailed on this form. ☒ **Acknowledged**

Signature:  Title: President Date: 11/12/19

APPLICANT SIGNATURE

No certificate of occupancy will be issued until after all required permits have been properly issued and a final inspection shall be performed by Town of Vienna staff to ensure that all construction is in accordance with the approved plans, drawings and building elevations by the various boards and commissions of the Town of Vienna. ☒ **Acknowledged**

It is understood that this Certificate of Occupancy does not take place of any other license that may be required by law nor does it confer the right to erect signs. ☒ **Acknowledged**

Applicant Signature:  Date: 11/12/19