



Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: June 20, 2019

Re: **Item No.3 - Docket No. 27-19-BAR**
Bear Branch Tavern - 133 Maple Avenue East

Request for approval of exterior modifications and signage for Bear Branch Tavern located at 133 Maple Ave East, Docket No. 29-19-BAR, in the C-2 General Commercial zoning district; filed by Adam Lubar of Speakeasy Restaurants LLC, owner, and La'Joya Worrell of HapstakDemetriou+ ARCHITECTURE | DESIGN.

The applicant is requesting approval of exterior modifications to convert an existing commercial condominium (previously a bank with drive-through) into a restaurant, Bear Branch Tavern, with exterior seating. The restaurant will be located on the first floor and basement; the existing offices on the second and third floor will remain. On June 5th 2019, the Board of Zoning Appeals approved the Conditional Use Permit required for outdoor dining and a Conditional Use Permit for live entertainment.

The requested modifications include: removal and reconstruction of the first-floor façade facing Maple Avenue into outdoor seating covered by an awning, the installation of air handlers and duct work on the eastern façade, the construction of a deck on the rear over the existing drive-through lane, conversion of the drive-through canopy into seasonal dining, site reconfiguration for ADA accessibility, a new primary rear entrance into the restaurant, and signage.

The Board of Architectural Review met with the applicant on June 7th, 2019 at a work session to discuss the proposed improvements to the structure and site, and the applicants have submitted updated documents for the Board's review.



- A detail of the existing brick color is provided within the packet; The Board of Architectural Review was concerned with the use of blue and black with the brick color. The applicant is using a blue from their branding.
- The Board of Zoning Appeals included within the motion to approve the outdoor seating that bollards are included in the Maple Avenue façade reconfiguration to protect customers from automobiles. The Board of Architectural Review discussed the use of bollards and incorporating them into the design of the new patio railing or within the parking spaces. The applicant has modified the railing design and color to incorporate bollards along the frontage of the patio.
- The applicant has provided additional details on the type of siding that is to be used on the enclosed seasonal dining area at the request of the Board of Architectural Review.

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Applicants are required to attend the meeting and represent their application. Failure to appear will result in the deferral of the item and project approval delays.

Failure to appear will not relieve any pending violations.

This staff report is not an approval, or building permit.

Board of Architectural Review approval is not a building permit.