



MORGANTOWN BOARD OF ZONING APPEALS

April 30, 2014
6:30 PM
City Council Chambers

Board Members:

Bernie Bossio, Chair
Leanne Cardoso, Vice-Chair
Bill Burton
George Papandreas
Jim Shaffer

STAFF REPORT

CASE NO: CU14-04 / Iron Horse Tavern, LLC / 140 High Street

REQUEST and LOCATION:

Request by Stephen Diletto, on behalf of Iron Horse Tavern, LLC, for conditional use approval of a "Restaurant, Private Club" use located at 140 High Street.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 28A, Parcel 47; B-4, General Business District

SURROUNDING ZONING:

B-4, General Business District

BACKGROUND and ANALYSIS:

The petitioner seeks to establish a restaurant at the former *Madeleine's Restaurant* location at 140 High Street. The petitioner also seeks to obtain a license from the West Virginia Alcohol Beverage Control Administration to sell beer, wine, and liquor. Because the sale of liquor is proposed, the land use classification is a "Restaurant, Private Club." Addendum A of this report illustrates the location of the subject site.

Table 1331.05.01 "Permitted Land Uses" of the Planning and Zoning Code provides that the development of "Restaurant, Private Club" uses in the B-4 District requires conditional use approval by the Board of Zoning Appeals.

According to the petitioner's application and exhibits, the proposed restaurant will be called *Iron Horse Tavern*. The petitioner's exhibits include a preliminary menu with management and owner resumes and summaries of accomplishments for Chad Bartlett, Brittany Hubbard, Joshua Baldwin, and owner Willie Lehmann. Mr. Lehmann is also the owner and co-founder of the Mountain State Brewing Company in Thomas and Morgantown, West Virginia.

The Board granted conditional use approval for the *Mountain State Brewing Company* at 54 Clay Street on 15 JUN 2011 under Case No. CU11-06. Staff understands that the *Iron Horse Tavern* will be an additional restaurant as the *Mountain State Brewing Company* will remain at 54 Clay Street.

The proposed establishment will be open for lunch and dinner and weekend brunch. The proposed hours of operation are Monday through Friday from 11:00 AM to 12:00 AM and Saturday and Sunday from 10:00 AM to 12:00 AM.

Addendum B of this report contains excerpts from Article 1331.06(27) of the Planning and Zoning Code pertaining to "Restaurant, Private Club" uses in the B-4 District.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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STAFF RECOMMENDATION:

The Board of Zoning Appeals must first determine whether or not it will waive the one-year “bona fide restaurant” requirement [Article 1331.06(27)(c)] prior to the petitioner obtaining a liquor license from the West Virginia Alcohol Beverage Control Administration.

Should the Board decide to waive said one-year “bona fide restaurant” requirement, it must determine whether the proposed request meets the standard criteria for a conditional use by reaching a positive determination for each of the “Findings of Fact” submitted by the petitioner.

Addendum C of this report provides Staff recommended revisions to the petitioner’s Findings of Fact (deleted matter struck through; new matter underlined).

Should the Board waive the one-year “bona fide restaurant” requirement and grant approval of the subject conditional use petition to Iron Horse Tavern, LLC, Staff recommends that the following conditions be included:

1. That the petitioner must maintain compliance with all supplemental regulations set forth in Article 1331.06(27) of the Planning and Zoning Code.
2. That the petitioner must obtain permitting as a “restaurant” from the Monongalia County Health Department under the *Monongalia County Clean Indoor Air Regulations*.
3. To ensure that the petitioner’s business description and plans are executed as described and considered in granting the one-year “bona fide restaurant” waiver, the subject “Restaurant, Private Club” use must:
 - a. Be open no later than 11:00 AM Monday through Friday for the purpose of serving lunch as described in the menu submitted with the petitioner’s conditional use application.
 - b. That the petitioner shall voluntarily submit all necessary financial information to the City for the subject establishment following its first twelve (12) months of operation as a “Restaurant, Private Club” use to ensure compliance with Article 1331.06 (27) (e) provisions, which requires the sale of food and non-alcoholic beverages to comprise a minimum of 60 percent of total gross sales of all food and drink items in each calendar month.
4. That any regulated signage shall be reviewed and approved by the Downtown Design Review Committee and the Planning Division prior to building permit issuance for same.
5. That the beneficiary of this conditional use approval is Iron Horse Tavern, LLC, which may not be transferred without prior approval of the Board of Zoning Appeals.

Development Services

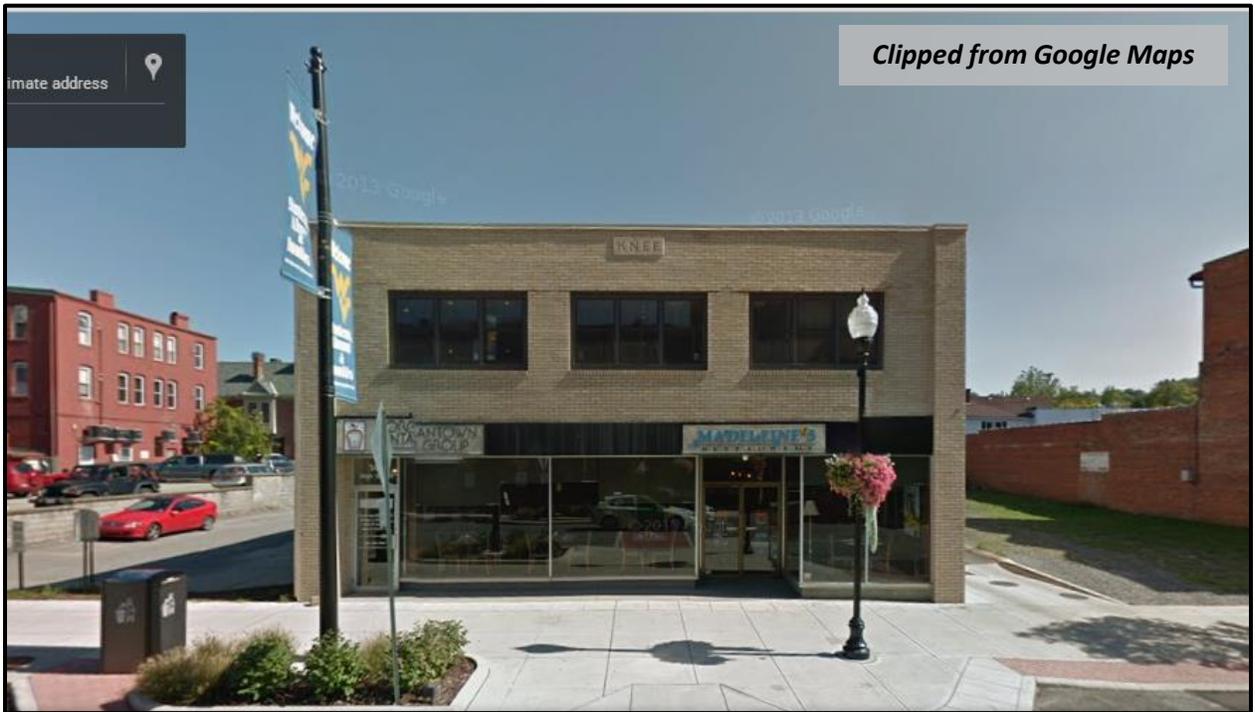
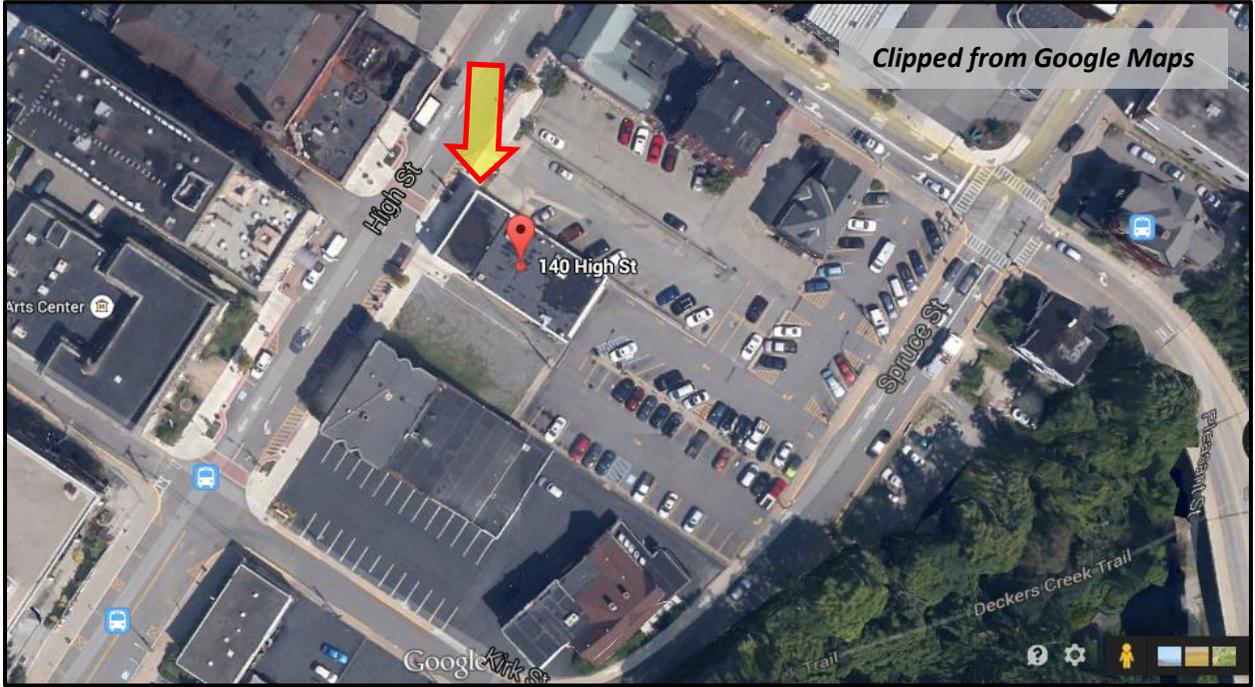
Christopher Fletcher, AICP
Director

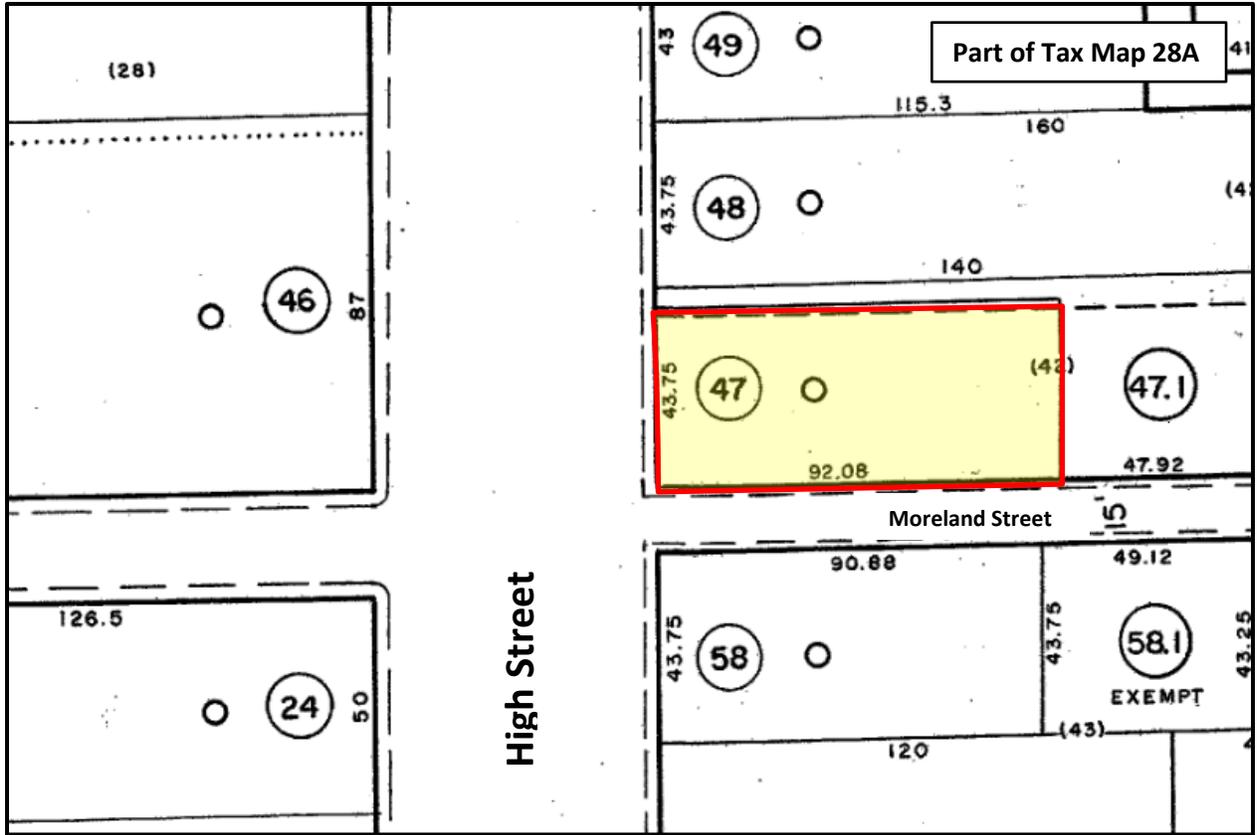
Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

Attachments: Application and exhibits

STAFF REPORT ADDENDUM A
CU14-04 / Iron Horse Tavern, LLC / 140 High Street





STAFF REPORT ADDENDUM B
CU14-04 / Iron Horse Tavern, LLC / 140 High Street

Article 1331.06 (27) of the Planning and Zoning Code, Supplemental Regulation Pertaining to Permitted Land Use Table provides the following applicable performance standards:

- (a) Such private club shall have as its principal purpose the business of serving meals on its premises to its patrons and to members of such club and their quests. For the purposes of this section, the term “meal” shall be consistent with that of the State of West Virginia as defined in its Legislative Rules and Regulations pertaining to Private Club License and shall not include packaged potato chips and similar products; packaged crackers; packaged nuts; packages desserts (fruit pies, cakes, cookies, etc.); and bar sausages and similar products.
- (b) Such private club with a bar shall post a sign not smaller than three (3) square feet in a prominent location near the bar that states the following: “It is a violation of City Ordinance to serve wine or liquor beverages after 1:00 a.m.” (Amended by Ord. 06-14, Passed 06-06-2006.)
- (c) No such applicant may be licensed as a private club under this conditional use that has not been in operation for at least one year as a bona fide restaurant before making application for a license under this conditional use. However when an applicant owns another bona fide restaurant the same as the one being proposed, the Board of Zoning Appeals may consider the proposed restaurant application on the basis of the existing restaurant which has been in operation for at least one year. In the B-4 district the Board of Zoning Appeals may waive the requirement, to be in business for one year as a bona fide restaurant, when the applicant’s written description of the business operations, plus floor plans, demonstrate clearly that the establishment will meet the criteria in this subsection of the ordinance.
- (d) NOT APPLICABLE
- (e) Food and non-alcoholic beverages shall comprise a minimum of 60 percent of total gross sales of all food and drink items in each calendar month.
- (f) Such private club shall provide a seating capacity for at least fifty (50) persons, at a table or counter maintained for the principal purpose of serving meals. Seats at a bar, which is primarily for the serving of alcoholic beverages, shall not be counted as meeting the minimum seating capacity of the establishment. Liquor or wine may be served either at seats intended primarily for dining, or at any bar area within the restaurant, with or without an accompanying meal.
- (g) Liquor or wine shall not be served later than 1:00 a.m., except on New Year’s Eve.
- (h) The private club shall, at the time of each sale or at the time of payment, record the amount of revenue derived from the sale of liquor and wine beverages separately from the amount of revenue derived from the sale of food and non alcoholic beverages.
- (i) During each calendar month, the private club shall maintain and preserve accurate and adequate records including those required by paragraphs (e) and (h) above, to prove compliance to the City’s Finance Director, and shall make all such records available for review and audit promptly upon request by the Finance Director. The records for each month shall be preserved for not less than twenty-four (24) months next following.
- (j) Quarterly, the private club shall send to the City Finance Director summaries showing the amount of revenue derived from liquor and wine beverages versus the amount derived from the sale of food and non-alcoholic beverages.
- (k) NOT APPLICABLE

STAFF REPORT ADDENDUM C
CU14-04 / Iron Horse Tavern, LLC / 140 High Street

Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined).

Finding of Fact No. 1 – Congestion in the streets is not increased, in that:

The new business (restaurant & pub) should attract the same clientele as the previous restaurant business with sufficient seating capacity. The former Madeleine's Restaurant establishment was a "Restaurant, Private Club" and did not appear to contribute to traffic or parking congestion within the immediate area.

Finding of Fact No. 2 – Safety from fire, panic, and other danger is not jeopardized, in that:

Existing fire codes are being adhered to (proper exits, etc.). All kitchen safety standards to be followed.

Finding of Fact No. 3 – Provision of adequate light and air is not disturbed, in that:

Proper lighting, heat and air. The subject leasable space at 140 High Street is within an existing building that has served as a restaurant for several years. No additions or alterations are proposed that would adversely impact existing sunlight distribution or air flow patterns.

Finding of Fact No. 4 – Overcrowding of land does not result, in that:

The subject leasable space at 140 High Street is an existing restaurant space and seating capacity.

Finding of Fact No. 5 – Undue congestion of population is not created, in that:

The subject leasable space at 140 High Street is an existing restaurant space and seating capacity. The proposed "Restaurant, Private Club" use does not include a residential component.

Finding of Fact No. 6 – Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

The subject leasable space at 140 High Street is an existing restaurant space.

Finding of Fact No. 7 – Value of buildings will be conserved, in that:

The interior of building will be improved, cleaned. No exterior work is proposed.

Finding of Fact No. 8 – The most appropriate use of land is encouraged, in that:

The subject leasable space at 140 High Street is an existing restaurant space.



City of Morgantown, West Virginia

APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU14-04
RECEIVED:	3/24/14
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT			
Name:	Iron Horse Tavern LLC	Phone:	304-286-6230
Mailing Address:	140 High St	Mobile:	
	Street: Morgantown WV 26505	Email:	info@ironhorsetavern.com
	City: Morgantown State: WV Zip: 26505		
II. AGENT / CONTACT INFORMATION			
Name:	Stephen Diletto	Phone:	310-428-6722
Mailing Address:	156 Clay St. #8	Mobile:	"
	Street: Morgantown WV 26501	Email:	stevetd@gmail.com
	City: Morgantown State: WV Zip: 26501		
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Willie Lehman	Phone:	304-463-4500
Mailing Address:	Box 391 140 High St.	Mobile:	
	Street: Thomas WV 26277	Email:	willie@mountainstatebrewery.com
	City: Morgantown State: WV Zip: 26505		
IV. SITE			
Street Address (if assigned):	140 High St. - Morgantown	Tax Map #:	28A
Zoning:	B-4	Parcel #:	47
Lot Dimensions:	Width: 100 Ft.	Depth: 200 Ft.	Square Footage: 1800 ft. ²
Shape of Lot:	<input type="checkbox"/> Corner <input type="checkbox"/> Interior <input type="checkbox"/> Through <input type="checkbox"/> Flag <input checked="" type="checkbox"/> Irregular <input type="checkbox"/> Non-conforming		
Existing Use of Structure or Land:	Restaurant / Pub		
Proposed Use of Structure of Land:	Restaurant / Pub		



APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU14-04
RECEIVED:	_____
COMPLETE:	_____

V. STRUCTURE

Proposed Setbacks: Front: NA ft. Rear: NA ft. Side A: NA ft. Side B: NA ft.
 Proposed Height of Structure: existing No. of Proposed Off-Street Parking Spaces: city parking lot
 No. of Dwelling Units (if applicable): NA No. of Bedrooms: NA No. of Employees: NA

Square Footage of all Proposed Structures (please explain):

VI. SITE PLAN

A Site Plan (8 copies), drawn to scale, that includes the following elements must accompany the application if not provided above in Sections IV and V:

- (a) The actual dimensions, size, square footage, and shape of the lot to be built upon as shown on an actual survey by a registered design professional licensed by the State of West Virginia.
- (b) The exact sizes and locations on the lot of existing structures, if any;
- (c) The location, square footage, and dimensions of the proposed structure or alteration;
- (d) The location of the lot with respect to adjacent rights-of-way;
- (e) The existing and proposed uses of the structure and land;
- (f) The number of employees, families, housekeeping units, bedrooms, or rental units the structure is designed to accommodate;
- (g) The location and dimensions of off-street parking and means of ingress and egress for such space;
- (h) Height of structure;
- (i) Setbacks;
- (j) Buffer yard and screening, if applicable;
- (k) Location of garbage collection area and screening;
- (l) Location of existing and/or proposed signs, if applicable;
- (m) Roadway typical detail for internal roadways, if applicable;
- (n) Location and size of stormwater management facilities; and,
- (o) Utility lines and easements, if applicable.

* Existing Structure *



City of Morgantown, West Virginia

**APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE**

OFFICE USE

CASE NO.

0114-01

RECEIVED: _____

COMPLETE: _____

VII. SUPPLEMENTAL PLANS AND EXHIBITS

Applicants **MUST** also submit the following plans and exhibits, unless waived by the Planning Director:

- (a) Drainage plan and drainage calculations that bear the name, address, signature and seal of a registered professional engineer licensed by the State of West Virginia, with floodplain zones clearly denoted, a typical of all swales, and a design of the drop inlets.
- (b) If applicable, design of stormwater management facilities and drainage calculations that bear the name, address, and seal of a registered professional engineer licensed by the State of West Virginia that meet the requirements of the City Zoning Ordinance, the City Stormwater Management Ordinance, and all other applicable local, state and federal regulations.
- (c) Parking and Landscaping Plan
- (d) Sign Plan
- (e) Approved WV Division of Highways Access Permit, if applicable
- (f) Sediment and erosion control plan as approved by the West Virginia Department of Environment Protection and the City of Morgantown
- (g) Approved State of West Virginia NPDES General Permit for Storm Water Associated with Industrial (Construction) Activity, if applicable
- (h) A traffic impact study, if required by the City Engineer
- (i) The Planning Director may require the applicant to submit additional information concerning the lot or neighboring lots to determine conformance with, and provide for the enforcement of, the City Zoning Ordinance.
- (j) The Planning Director may require the applicant to submit, in the case of accessory structures or minor additions, dimensions shown on plans relating to the size of the lot and the location of the structure(s) thereon be based on an actual survey prepared a registered design professional licensed by the State of West Virginia.

* Existing Structure

Applicants submitting a conditional use application in accordance with Article 313.05 "Building Height and Use" within the B-4 General Business District **MUST** also submit the following analyses:

- (a) An air flow analysis conducted by a licensed architect or profession engineer, describing the estimated impact of the proposed building on existing patterns of air flow in the general vicinity; and how those impacts may affect existing properties with a 300 foot radius of the site.
- (b) An analysis of the impacts of the proposed building on sunlight distribution in the general vicinity, with special emphasis on predicting light blockage and shadow casting onto all properties with a 300 foot radius of the site. Such analysis shall be conducted by a licensed architect or professional engineer.
- (c) An analysis of the potential of "stepping back" upper floors as a technique to avoid negative impacts with respect to light and airflow, and to minimize the canyon effect of non-recess tall buildings. Such analysis shall be conducted by a licensed architect or professional engineer.
- (d) An infrastructure and traffic analysis predicting the impacts of the building on water, sewer, drainage, electrical and gas infrastructure, on transportation levels of service (including transit) for impacted streets, and on fire suppression capabilities of the city. Such analysis shall be conducted by a licensed architect or professional engineer.



APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU14-04
RECEIVED:	_____
COMPLETE:	_____

VIII. FINDINGS OF FACT

The Board of Zoning Appeals may grant the request only if each of the Conditional Use Findings of Fact Criteria is determined to be in the positive. Applicants must give their own responses to the criteria statements provided below.

This Conditional Use is within the fitting character of the surrounding area and is consistent with the spirit, purpose, and intent of the Zoning Ordinance, because,

- 1. Congestion in the streets is not increased, in that: *New business (restaurant & pub) should attract same clientele as previous business, w/ sufficient seating capacity.*
- 2. Safety from fire, panic, and other danger is not jeopardized, in that: *Existing fire codes are being adhered to - proper exits etc. All kitchen safety standards to be followed.*
- 3. Provision of adequate light and air is not disturbed, in that: *Proper lighting, heat & air*
- 4. Overcrowding of land does not result, in that: *Existing restaurant space & seating capacity.*
- 5. Undue congestion of population is not created, in that: *Existing restaurant space & seating capacity.*



APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	0114-04
RECEIVED:	
COMPLETE:	

VIII. FINDINGS OF FACT (cont.)

6. Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

Existing restaurant space.

7. Value of buildings will be conserved, in that:

Interior of building will be improved, cleaned. No exterior work.

8. The most appropriate use of land is encouraged, in that:

Existing restaurant space.

IX. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions.

Stephen Dlettos

Type/Print Name of Applicant/Agent

[Signature]

Signature of Applicant/Agent

3/24/14

Date

- Conditional Use Petition Fee of \$75 must accompany application

Madeleine's > Iron Horse Tavern

From : Stephen Diletto <steve@mountainstatebrewing.com>

Fri, Mar 07, 2014 09:24 AM

Subject : Madeleine's > Iron Horse Tavern

 1 attachment

To : shollar@cityofmorgantown.org

Cc : Brian Arnett <brian@mountainstatebrewing.com>

Hi Stacy!

Sorry for the last minute, but below - and attached - are the information you requested for the Board of Zoning Appeals hearing on April 16th, 2014.

The **Iron Horse Tavern** will be an eating establishment & pub, featuring locally sourced ingredients and beverages. Open for lunch, dinner & weekend brunch.

Hours of Operation:

Mon-Fri: 11:00am - 12:00am

Sat-Sun: 10:00am - 12:00am

Management/Owner Resumes & Summaries of Accomplishments:

Chad Bartlett (Management, GM):

GM Mountain State Brewing Co., Morgantown (2008 - Present)

- Responsible for the business performance of Mountain State Brewing Co.
- Analyzing and planning restaurant sales levels and profitability.
- Organizing marketing activities, such as promotional events and discount schemes.
- Preparing reports at the end of the shift/week, including staff control, food control and sales.
- Creating and executing plans for department sales, profit and staff development
- Planning and coordinating menus.
- Checking stock levels and ordering supplies.
- Preparing cash drawers and providing petty cash as required.

Brittany Hubbard (Management, FOH)

FOH Manager, Mountain State Brewing Co., Morgantown (2009 - Present)

- Hiring, training and developing all front of house staff on daily operations, safety standards and food and alcohol safety
- Maintaining schedule for all front of house staff
- Assisting with payroll and bookkeeping
- Planning and executing customer events
- Overseeing various shifts to ensure the highest possible level of customer service
- Ordering and maintaining stock of apparel and office supplies

Lakeview Resort Summer, Banquet Server (2008 - 2009)

- Set up and broke down large events such as weddings, parties and business meetings
- Provided all aspects of service during luncheons, dinners and receptions
- Worked together with coworkers to execute all work tasks in the most efficient and timely manner possible
- Served food and alcoholic beverages following all necessary safety regulations

Joshua Baldwin (Management, BOH):

Kitchen Manager, Mountain State Brewing Co., Morgantown (2009 - Present)

Experience Overview:

- Over 15 years employment in the hospitality industry
- 11 years employment as supervisor/department head
- Inventory Management
- Product Development
- Staffing and Team Building
- Costing and Menu Analysis

- System Development and Implementation
- Problem Solving

Quality Inn - Harper's Ferry, WV (Jan 08 - Oct 09)
Kitchen Manager

Three Onion Restaurant - Shepherdstown, WV (Aug 04 - Mar 06)
Executive Sous Chef

Charles Washington Inn - Charlestown, WV (Dec 02 - Aug 04)
Sous Chef

Willie Lehmann (Owner):

Owner/Co-Founder of Mountain State Brewing Co., Thomas & Morgantown, WV
Holder of liquor license in Tucker Co. for 10 yrs, Morgantown 4yrs

Let me know if there's any additional information you need - thanks!

--

Stephen DiIettoso
Mountain State Brewing Co.
Manager, Marketing & Sales
310.428.6722
mountainstatebrewing.com

 **IRON_HORSE_TAVERN_2014_M.docx**
3 MB



House French Onion w/Portabella Mushroom
(Rotating)



House Caesar w/Roasted Garlic Dressing & Shaved Parmesan Cheese
Mixed Greens w/Pear, Toasted Almond, Gorgonzola & House Dressing
Fresh Spinach w/Kalamata Olives, Red Onion, Pine Nuts, Feta w/Garlic Dressing
Grilled Romaine w/Bacon, Tomatoes & Blue Cheese



Assorted Cured Meats w/Olives and Spicy Mustard
Hot Skillet Edamame w/Sautéed Garlic & Hoisin Glaze
Roasted Red Pepper Hummus w/Pita Chips
Deep Fried Pickle Chips w/Smokey Ranch Dip
Chicken Wings w/Sweet Chili-Garlic Lime Sauce
Fried Calamari w/Red Curry Drizzle & Mango Chutney
Charred Brussels Sprouts w/Pancetta, Dates & Shaved Parmesan
Baked Mac-n-Cheese w/Gruyere, Fontina, Parmesan & Garlic Breadcrumbs
Pub Fries w/Parmesan Aioli



Bacon, Lettuce & Fried Green Tomato w/Chipotle Remoulade
Vietnamese Style Bahn Mi w/Grilled Steak, Cucumber, Pickled Onion & Spicy Mayo
Grilled Cheese w/Bacon, Gruyere, Spinach & Pesto Aioli
Steak Sandwich w/Roasted Red Pepper, Arugula & Horseradish Mayo
BBQ Pork Belly Sliders w/Pickled Red Onions & Spicy Mustard
Grilled Portabella Mushroom w/Spinach, Roasted Red Pepper & Pesto Aioli



(w/Grilled Vegetable or Pub Fries)
Grilled Flank Steak w/Garlic Chimichurri
Lamb Burger w/Arugula, Tomato, Red Onion & Smoked Cheddar
Beer Brat w/House-Made Sauerkraut and Spicy Mustard
Braised Pork Meatballs w/Tomato, Red Wine, Shaved Parmesan & Grilled Bread
Catfish-n-Chips, Beer Battered w/Horseradish Tartar
Green Curry & Coconut Mussels w/Thai Chile & Grilled Bread



Deep Fried Oatmeal Cream Pie, w/Vanilla Bean Ice Cream & Maple Drizzle
Toasted Graham Cracker, Chocolate Pudding and Roasted Marshmallow
Rotating Gelato or Sorbet (ask your server)



Lamb Burger w/Sautéed Ramps, Bacon & Gruyere Cheese



Articles of Organization of Limited Liability Company

Business Legal Name:
Iron Horse Tavern LLC

For filing with the West Virginia Secretary of State
a Business for West Virginia Partner
tel: (304) 558-8000

Business Legal Name	Iron Horse Tavern LLC
Submitted Date	02/24/2014
Registration Type	New Business 2
Registrant Type	A business formed in West Virginia.
Charter Type	Domestic
Class	For Profit
Organization Type	Limited Liability Company
County	Monongalia
WV Effective Date	02/24/2014
Business Legal Purpose	To Operate a full service restaurant
Member/Manager Managed	Manager
At Will/Term	At-Will
Members Liable?	No
Primary Business Location	140 High St Morgantown , WV 26505 Phone #: (304)924-1238 County: Monongalia
Tax Return Mailing Address	140 High St Morgantown , WV 26505
Principal Office	140 High St Morgantown , WV 26505
Designated Office	140 High St Morgantown , WV 26505
Organizer Information	William Lehmann 140 High St Morgantown , WV 26505
Manager Information	William Lehmann 140 High St Morgantown , WV 26505
Source of Business	ALL NEW
Primary Business Class	7221 Full-Service Restaurant 722110 - Full-Service Restaurants
Business Activity Public?	No
Offer credit services?	No
Purchase future payments?	No
Are you a scrap metal dealer or recycler?	No
Company Website Address	





Articles of Organization of Limited Liability Company

Business Legal Name:
Iron Horse Tavern LLC

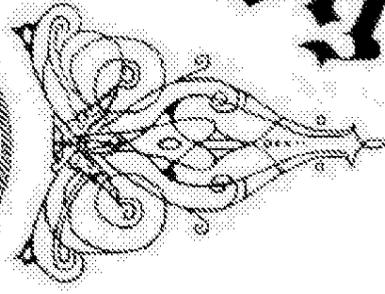
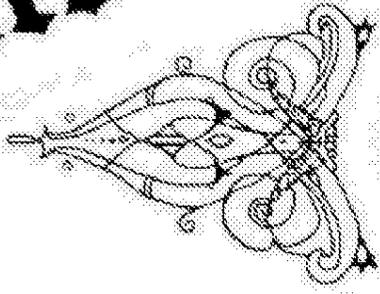
For filing with the West Virginia Secretary of State
a Business for West Virginia Partner
tel: (304) 558-8000

I certify the information provided is true. I further certify that I am duly authorized to file this document on behalf of this organization as required by West Virginia Code. I agree that the electronic entry of my name below represents my signature and authorization for this filing.

william lehmann
Authorized By

ORGANIZER
Capacity

State of West Virginia



Certificate

*I, Natalie E. Tennant, Secretary of State,
of the State of West Virginia, hereby certify that*

Iron Horse Tavern LLC

has filed the appropriate registration documents in my office according to the provisions of the West Virginia Code and hereby declare the organization listed above as duly registered with the Secretary of State's Office.

*Given under my hand and
the Great Seal of West Virginia
on this day of
February 24, 2014*



Secretary of State