



MORGANTOWN BOARD OF ZONING APPEALS

August 19, 2015
6:30 PM
City Council Chambers

Board Members:

Leanne Cardoso, Chair
Bill Burton, Vice-Chair
Linda Herbst
George Papandreas
Jim Shaffer

STAFF REPORT

CASE NO: CU15-08 / Chestnut Street, LLC / 341 Chestnut Street

REQUEST and LOCATION:

Request by Wayne Park, on behalf of Chestnut Street, LLC, for conditional use approval of a "Restaurant, Private Club" at 341 Chestnut Street.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 26A, Parcel 79; B-4, General Business District

SURROUNDING ZONING:

B-4, General Business District

BACKGROUND and ANALYSIS:

Wayne Park, on behalf of *Chestnut Street, LLC*, seeks to establish a "Restaurant, Private Club" use that will include a license with the West Virginia Alcohol Beverage Control Administration to sell beer, wine, and liquor. Table 1331.05.01 "Permitted Land Uses" provides that the development of "Restaurant, Private Club" uses in the B-4 District requires conditional use approval by the Board of Zoning Appeals. Addendum A of this report illustrates the location of the subject site, which was previously occupied by uses with liquor licenses including the *Dragon Fly Restaurant* and the *Big Whiskey Steakhouse and Saloon*.

According to the petitioner, the owner of establishment and the beneficiary of the subject conditional "Restaurant, Private Club" use, if approved, will be *Chestnut Street, LLC*. According to the West Virginia Secretary of State's website (see attachment), Mr. Park and Jonathan Giles are members of the business organization.

According to the petitioner's application and exhibits:

- The proposed restaurant will be called "J.W. Thirstys 341 Grill" offering traditional American food including appetizers, salads, sandwiches, hoagies and deserts.
- The establishment will be managed by Mr. Park, who's resume notes management experience at the *Tilted Kilt Pub and Eatery*, *Apple American Group*, *Boston Beanery and Tavern* and *Brass Rail Restaurant and Tavern* establishments.
- Food service is planned for lunch, dinner, and weekend brunch. The proposed hours of operation are Sunday through Thursday from 10:30 a.m. to 12:00 a.m. and Friday and Saturday from 10:30 a.m. to 2:00 a.m.

Board members Cardoso, Burton, Herbst and Papandreas, along with Staff, toured the location with Mr. Park and Mr. Giles on 14 AUG 2015 at 5:00 p.m. to view the dining, kitchen, refrigerator/freezer, and storage areas. Additionally, Addendum B of this report contains related excerpts from the Planning and Zoning Code [Article 1331.06(27)].

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 as provided in 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 submitted Findings of Fact.

Should the Board waive the one-year “bona fide restaurant” requirement and grant approval of the subject conditional use petition to *Chestnut Street, LLC* doing business as “J.W. Thirstys 341 Grill”, Staff recommends 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 a.m. 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 the “Restaurant, Private Club” use granted herein shall be limited to the interior design and identified areas of the subject building as illustrated on the drawings submitted with the application and reviewed and approved by the Board of Zoning Appeals. Any expansion of the conditional use or significant deviation from said interior layout design must first be approved by the Board of Zoning Appeals.
5. 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.
6. That the conditional use approval granted herein to *Chestnut Street, LLC* may not be transferred without prior approval by the Board of Zoning Appeals.

Development Services

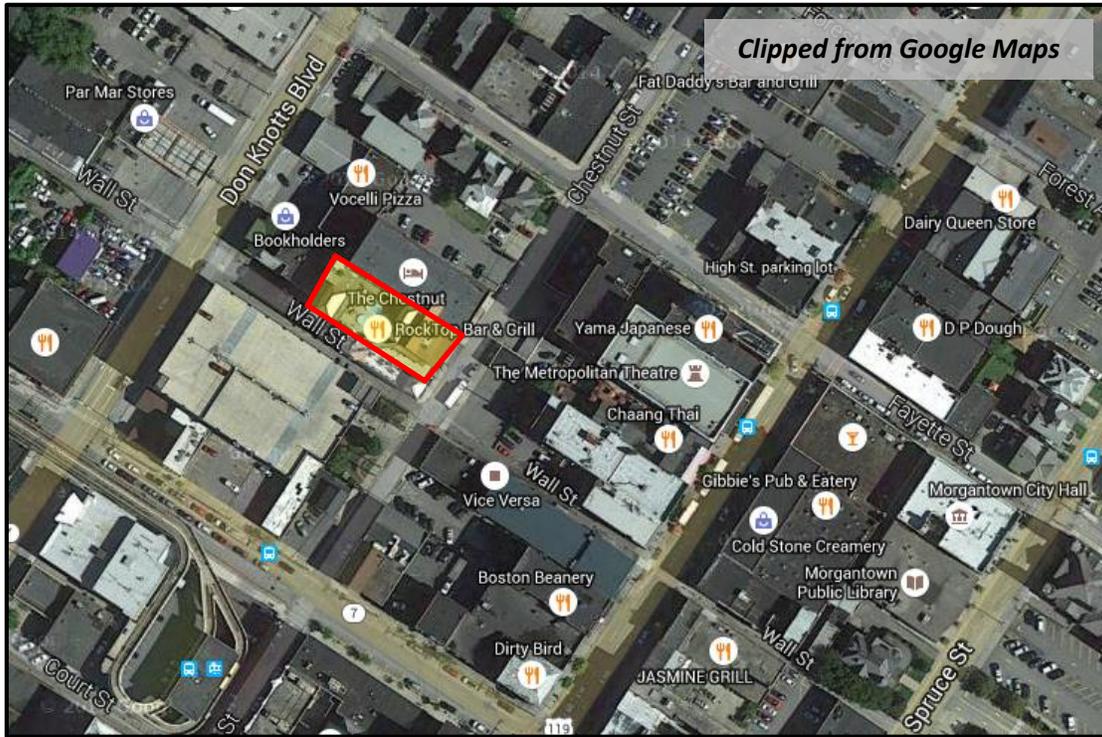
Christopher Fletcher, AICP
Director

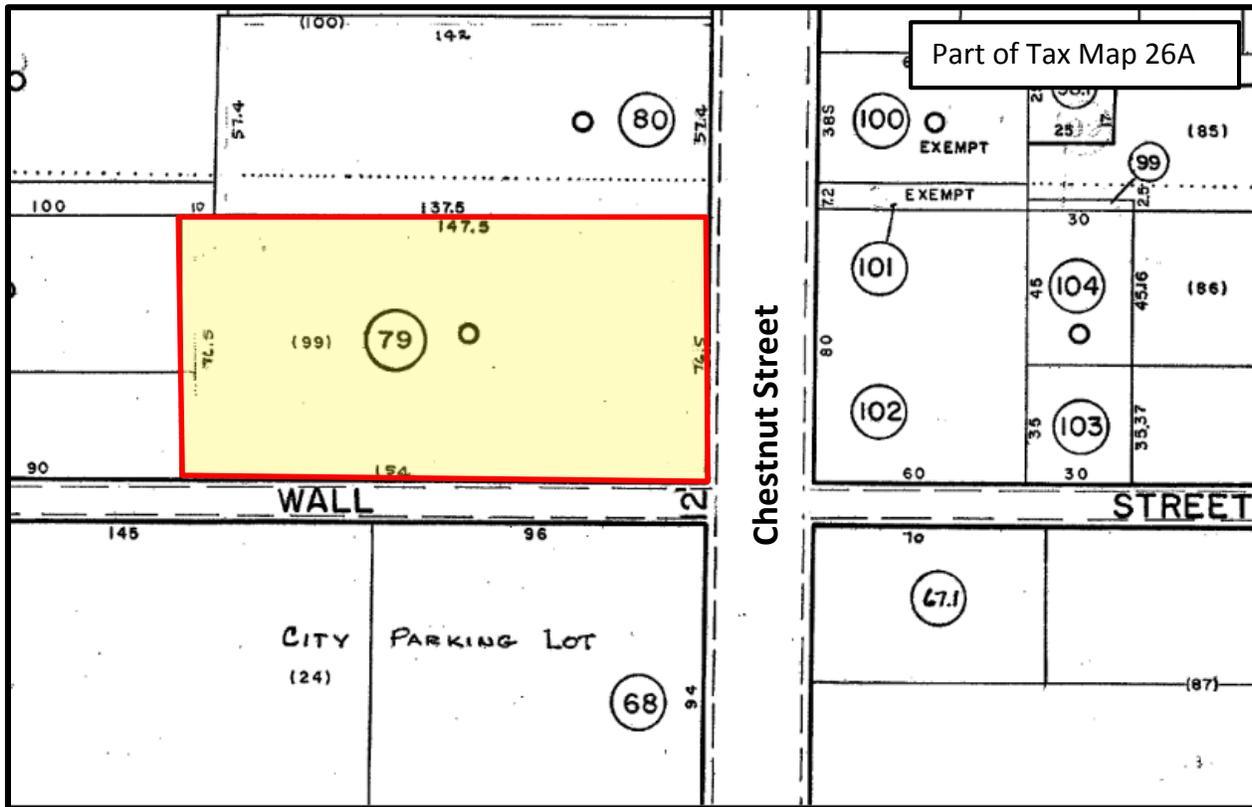
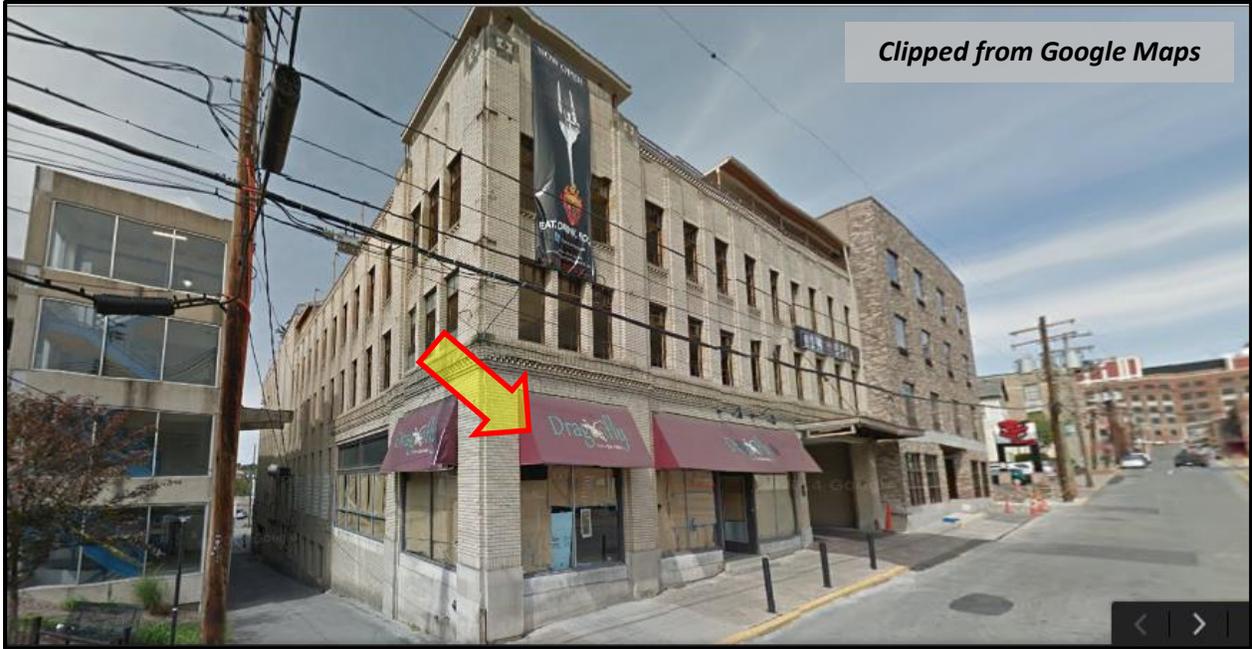
Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

Enclosures: Application and accompanying exhibits

STAFF REPORT ADDENDUM A
CU15-08 / Chestnut Street, LLC / 341 Chestnut Street





STAFF REPORT ADDENDUM B
CU15-08 / Chestnut Street, LLC / 341 Chestnut 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
CU15-08/ Chestnut Street, LLC. / 341 Chestnut 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:

~~We have very easy access to public parking garage and will have very low impact on existing traffic on Chestnut Street.~~ The subject site has been previously occupied by restaurant establishments serving liquor without appreciable contribution to existing vehicular traffic volumes within the immediate area.

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

All fire and safety are or will be updated and inspected to assure all are up to Fire and Safety Code Standards

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

~~I am located adjacent to Chestnut hotel, no problems should occur.~~ The proposed conditional "Restaurant, Private Club" use does not include any horizontal or vertical additions to the existing building that would alter present light distribution or air flow patterns.

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

~~I am located in designated area for a specific business. Lay-out has been designed for this purpose.~~ The subject site has been previously occupied by restaurant establishments serving liquor and not additions to the existing tenant leasable space, building footprint, or building height proposed.

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

~~The location is located and built to have a certain amount. The location attached to the hotel will allow more controlled environment.~~ A residential use component is not proposed as a part of the conditional "Restaurant, Private Club" use thereby not resulting in an increase in residential density.

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:

~~Conditional use granting will neither increase or decrease demand for public infrastructure and services already needed to service the area.~~ The proposed conditional "Restaurant, Private Club" use should not increase the demand for public services, facilities, or utilities above that present and serving previous restaurant uses within the subject tenant space.

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

~~Our business will have a value to all business around us. Being able to serve the hotel attached and develop to other local businesses will impact immediately.~~ The value of buildings within the immediate does not appear to have been diminished by other restaurant establishments serving liquor that have previously occupied the subject tenant space.

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

~~The business will bring an easy and convenient location to hotel guests and used of parking cars as well as downtown employees.~~ The subject tenant space has been occupied over the last several years by other restaurant establishments serving liquor.



City of Morgantown, West Virginia

APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CL15-08
RECEIVED:	
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT			
Name:	Chestnut Street LLC.	Phone:	304-692-3548
Mailing Address:	341 Chestnut Street	Mobile:	304-365-4565
	Street		
	Morgantown W.V. 26505	City	State Zip
II. AGENT / CONTACT INFORMATION			
Name:	Chestnut Street LLC	Phone:	
Mailing Address:	Same	Mobile:	
	Street		
	City State Zip		
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Chestnut Street LLC	Phone:	
Mailing Address:	Same	Mobile:	
	Street		
	City State Zip		
IV. SITE			
Street Address (if assigned):	341 Chestnut Street	Tax Map #:	26A Parcel #: 79
Zoning:	B-4		
Lot Dimensions:	Width: Ft. Depth: Ft.	Square Footage:	ft. ²
Shape of Lot:	<input type="checkbox"/> Corner <input type="checkbox"/> Interior <input type="checkbox"/> Through <input type="checkbox"/> Flag <input type="checkbox"/> Irregular <input type="checkbox"/> Non-conforming		
Existing Use of Structure or Land:			
Proposed Use of Structure of Land:			

PAID

PAID JUL 06 2015 PAID

BY: _____



City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CUI15-08
RECEIVED:	_____
COMPLETE:	_____

V. STRUCTURE

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



City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE

CASE NO.

CU15-08

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.

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.	CW15-08
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: We have very easy access to public parking garage and will have very low impact on existing traffic on Chestnut Street.
2. Safety from fire, panic, and other danger is not jeopardized, in that: all fire + safety are or will be updated and inspected to assure all are up to Fire + Safety Code Standards.
3. Provision of adequate light and air is not disturbed, in that: I am located adjacent to Chestnut hotel, no problems should occur.
4. Overcrowding of land does not result, in that: I am located in designated area for a specific business. Lay-out has been designed for this purpose.
5. Undue congestion of population is not created, in that: The location is located and build to have a certain amount. The location attached to the hotel will allow more controlled environment.



APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	C115-08
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:

Conditional use granting will neither increase or decrease demand for public infrastructure and services already needed to service the area.

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

Our business will have a value to all business around us. Being able to serve the hotel outreach and delivery to other local businesses will impact immediately.

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

The business will bring an easy and convenient location to hotel guest and users of the parking garage as well as downtown employees.

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.

Wayne B. Park

[Signature]

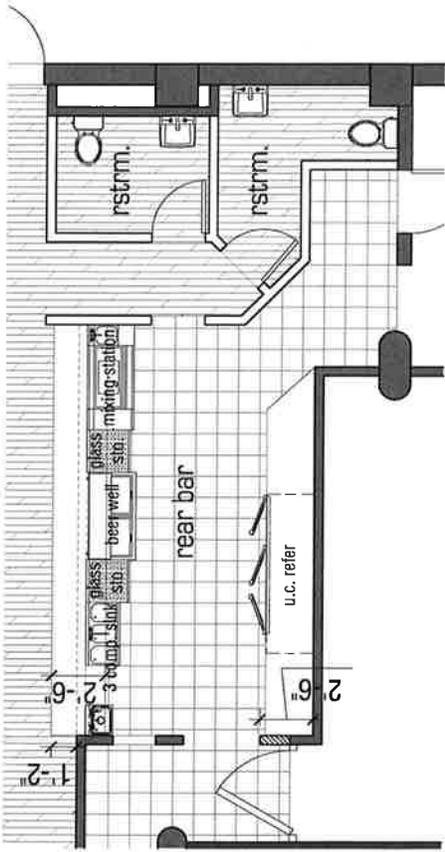
2/6/15

Type/Print Name of Applicant/Agent

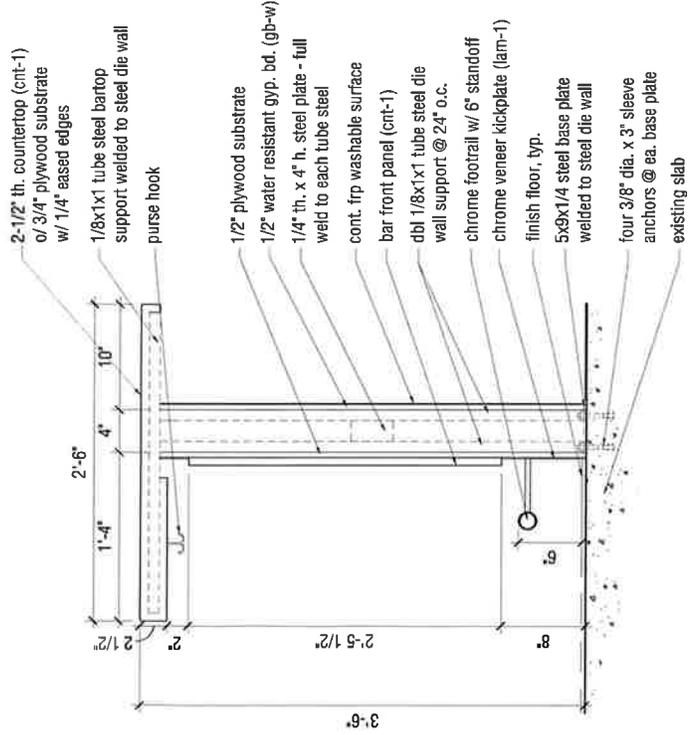
Signature of Applicant/Agent

Date

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



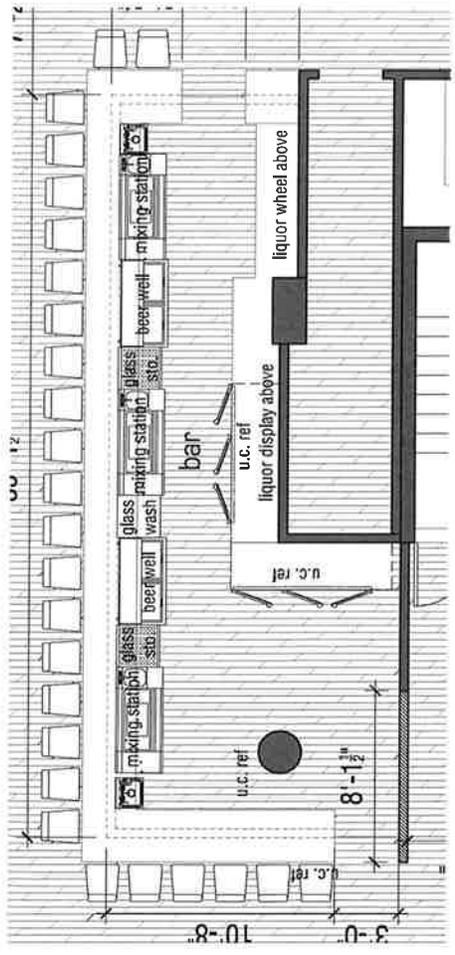
05 . rear bar & restrooms plan
1/4" = 1'-0"



06 . rear bar die wall
1/2" = 1'-0"

big whiskey
341 chestnut st., morgantown, wv 26505
date: january 11, 2013
scale: 1/4" = 1'-0"
sheet reference: n/a

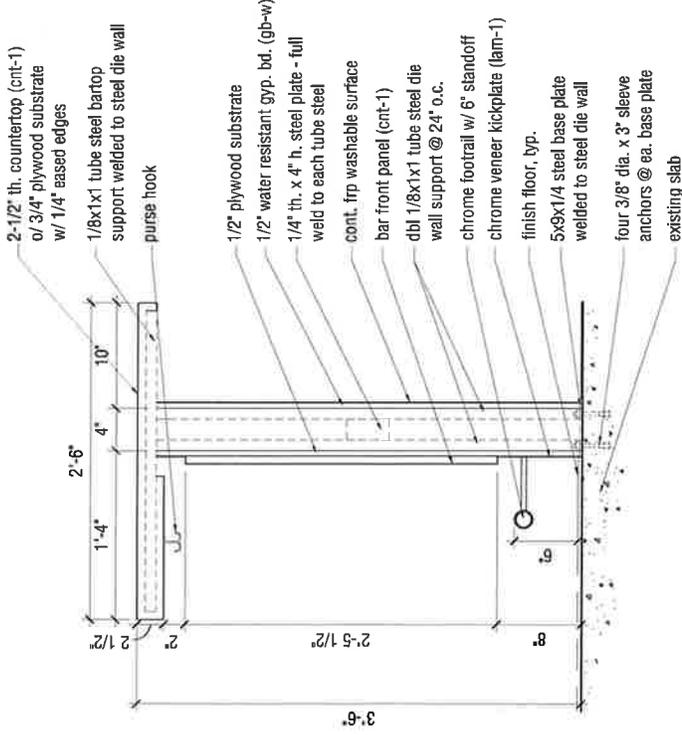




03 . bar plan



1/4" = 1'-0"



04 . bar die wall



1-1/2" = 1'-0"

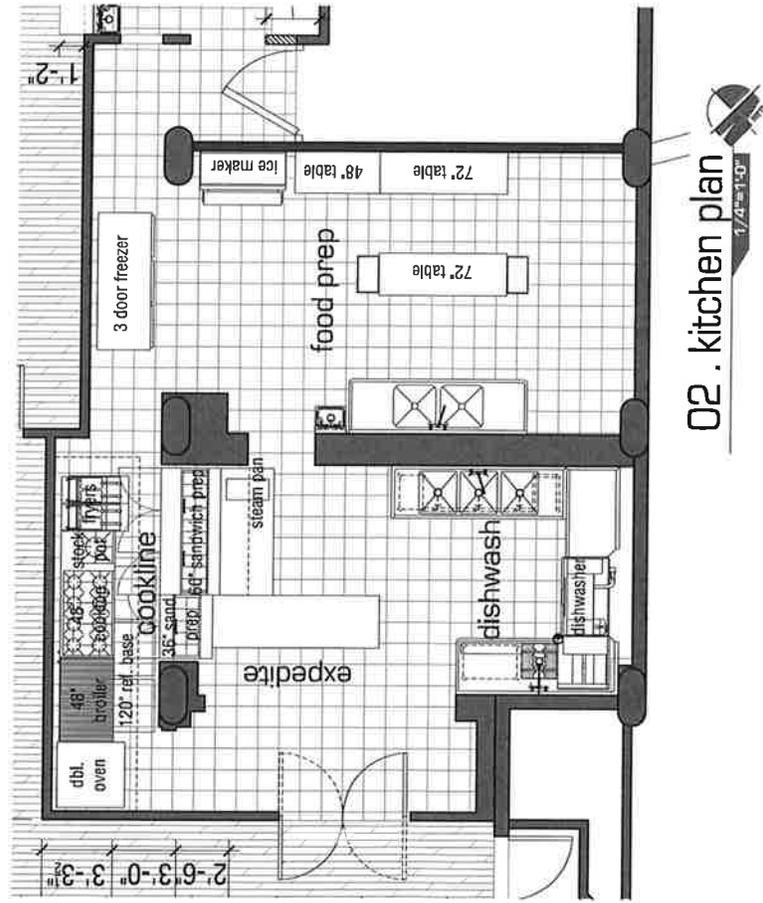
big whiskey
 341 chestnut st, morgantown, wv 26505
 date: january 11, 2013
 scale: 1/4" = 1'-0"
 sheet reference: n/a



015-08

enlarged kitchen plan

pr-07



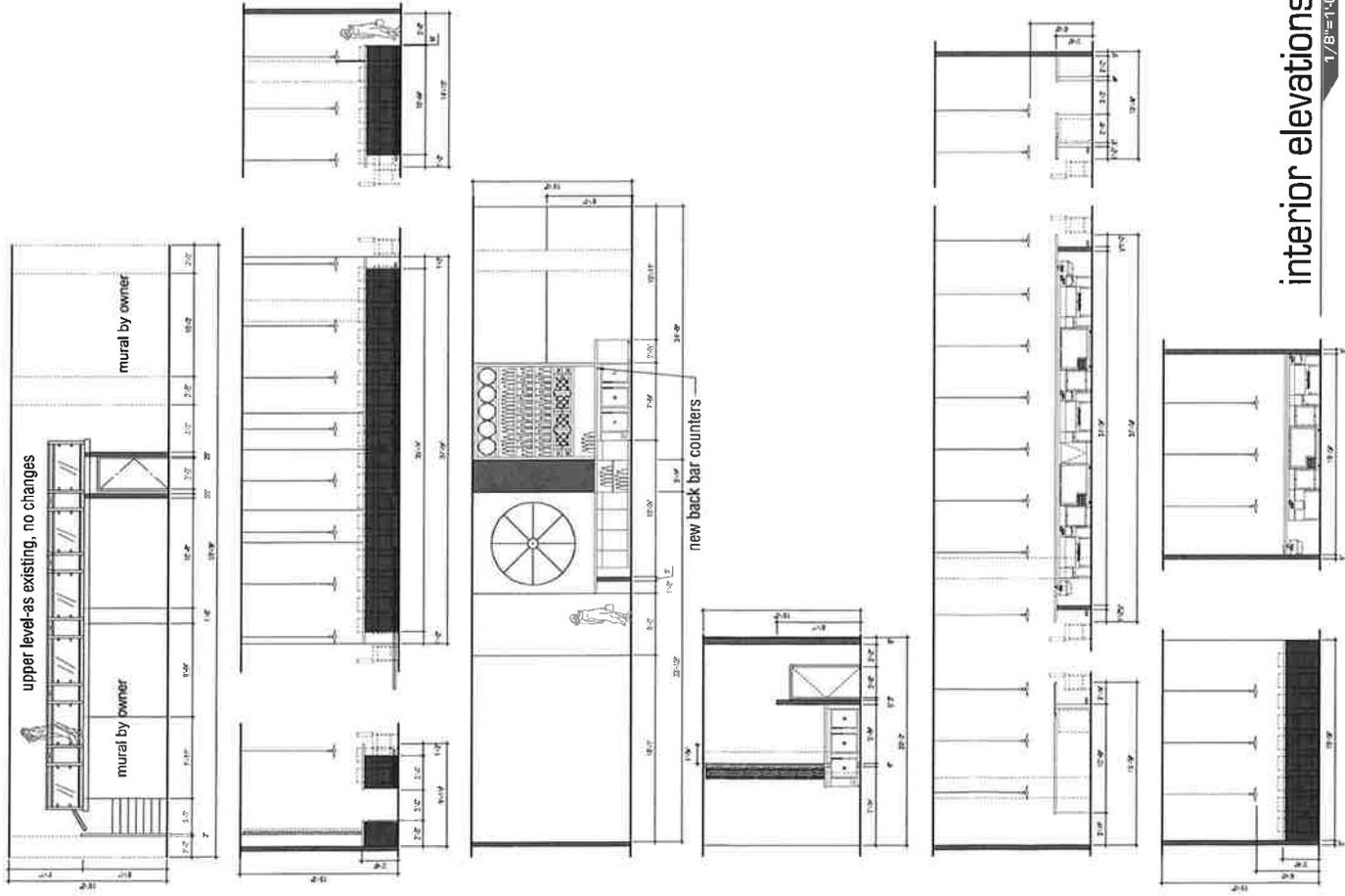
02. kitchen plan

1/4"=1'-0"

** existing equipment including hood to be utilized. no construction repairs needed in kitchen, some equipment to be replaced.

big whiskey
 341 chestnut st., morgantown, wv 26505
 date: january 11, 2013
 scale: 1/4" = 1'-0"
 sheet reference: r1/a





big whiskey
 341 chestnut st., morgantown, wv 26505
 date: january 11, 2013
 scale: 1/8" = 1'-0"
 sheet reference: n/a

interior elevations
 1/8" = 1'-0"





Articles of Organization of Limited Liability Company

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

Business Legal Name:
chestnut street llc

Business Legal Name	chestnut street llc
Trade Name	J.W. THIRSTYS 341 GRILL
Submitted Date	07/03/2015
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	07/03/2015
Business Legal Purpose	to operate a full service restaurant and bar
Member/Manager Managed	Member
At Will/Term	At-Will
Members Liabie?	No
Primary Business Location	341 CHESTNUT STREET Morgantown , WV 26505 Phone #: (304)365-4565 County: Monongalia p o box 2193 westover , WV 26501
Tax Return Mailing Address	JONATHAN GILES 341 CHESTNUT STREET Morgantown , WV 26505
Agent of Process	341 CHESTNUT STREET Morgantown , WV 26505 341 CHESTNUT STREET Morgantown , WV 26505
Principal Office	341 CHESTNUT STREET Morgantown , WV 26505
Designated Office	JONATHAN GILES
Organizer Information	P O BOX 2193 Westover , WV 26502 JONATHAN GILES P O BOX 2193 WESTOVER , WV 26502
Signature Authority Member Information	ALL NEW
Source of Business	7221 Full-Service Restaurant
Primary Business Class	722110 - Full-Service Restaurants
Business Activity Public?	Yes
Offer credit services?	No
Purchase future payments?	No
Are you a scrap metal dealer or recycler?	No
Company Website Address	

CUIS-08



West Virginia Unemployment Compensation Signature Page

Unified Business Identifier: UD000461551001
Business Legal Name:
chestnut street llc

Partners in business for West Virginia
www.business4wv.com

Business Legal Name chestnut street llc
Trade Name J.W. THIRSTYS 341 GRILL
Submitted Date 07/03/2015
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 07/03/2015
Business Legal Purpose to operate a full service restaurant and bar
Member/Manager Managed Member
At Will/Term At-Will
Members Liable? No
Primary Business Location 341 CHESTNUT STREET Morgantown , WV 26505
Phone #: (304)385-4505
County: Monongalia
Tax Return Mailing Address p o box 2193 westover , WV 26501
Agent of Process JONATHAN GILES
Principal Office 341 CHESTNUT STREET Morgantown , WV 26505
Designated Office 341 CHESTNUT STREET Morgantown , WV 26505
Organizer Information JONATHAN GILES
Signature Authority Member Information P O BOX 2193 Westover , WV 26502
JONATHAN GILES
SSN#: 235297593
P O BOX 2193 WESTOVER , WV 26502
Source of Business ALL NEW
Any of Owners in Business Before? Yes
Business Activity Type Service
Primary Business Class 7221 Full-Service Restaurant
722110 - Full-Service Restaurants
Business Activity Public? Yes
Secondary Business Class 7224 Drinking Places (Alcoholic Beverages)
722410 - Drinking Places (Alcoholic Beverages)
Business Activity Description full service restaurant with catering and room service
also bar with liquor, beer and wine
WV Location Operation Start Date 08/01/2015
WV Location Annual Gross Income Over \$20,000
Previous Year Gross Income Over \$4,000? No
Federal Taxable Year End December
Sales/Service Location in WV? No



CUIS-08

Additional menu option

- House steak (to be decided)
- A larger option to the cheesesteak section
- At least 2 pasta dishes (salmon Penne and chicken broccoli alfredo)
- A Grilled salmon to entrée section
- Char grilled chicken dinner
- A section for Blue / Gold Nachos and options
- A quesadilla section with assorted protein options

Sandwiches & Hoagies

Angus Burger 3/4 lb.....	\$6.50	Buffalo Chicken Hoagie (grilled or breaded).....	\$6.50
Angus Steak Hoagie.....	\$6.50	BBQ Chicken Sandwich (grilled or breaded).....	\$6.50
Chicken Hoagie.....	\$6.50	Pork Chop Sandwich	\$6.50
Turkey & Swiss (cold or hot)	\$6.50		

Loaded Nachos & Cheese (Steak, Chicken or Beef).....	\$8.50	Three Tacos (Beef or Chicken) (add cheese for \$1.50).....	\$6.50
Quesadillas (Steak, Chicken or Beef)	\$8.50	Three Slices of Bacon (add to anything)	\$2.50
Jumbo BLT	\$6.50	Extra Meat (add to anything) ..	\$3.00

Cheese ^{\$1.50}

SLICED: Swiss • Pepper Jack • Provolone
Mozzarella • Yellow American
SHREDDED/CRUMBLED: Monterey Jack Mix
Mozzarella • Crumbled Blue Cheese • Parmesan
CHEESE SAUCES: Cheddar • Nacho

Vegetables & Misc. Toppings (free)

Lettuce • Tomato • Onions • Mushrooms
Pickles Green Peppers • Banana Peppers
Jalapenos • Cucumbers • Croutons

Appetizers

Fries	Small \$3.00 • Large \$5.50
<i>(All Fries are salt & peppered unless otherwise requested)</i>	
Brew City Fries	Small \$3.00 • Large \$5.50
Cajun or Old Bay Fries	Small \$3.00 • Large \$5.50
Parmesan Garlic or Cheese Fries	Small \$4.00 • Large \$6.50
Onion Rings.....	\$6.50
Half Moon Breaded Mozzarella.....	\$6.50
Chicken Tenders	\$6.50
Hot Pepper Jack Cheese Cubes	\$6.50
Breaded Butterfly Shrimp	\$6.50
Breaded Mushrooms	\$6.50
Nachos & Cheese	\$6.50
Spicy Green Beans.....	\$6.50
Jalapeno Bottle Caps.....	\$6.50
Pickle Fries	\$6.50
Sweet Potato Fries	\$6.50

Add
Bottom of the
Bucket Sauce
\$1.00

Have
Veggies
Sauteed

Wings - Bone & Boneless (All Orders 1 Flavor Only)

10 WINGS: \$8.75
BUCKET OF WINGS: 25 FOR \$20 / 50 FOR \$35
WING SAUCES & DIPPING SAUCES:

Bottom of the Bucket Sauce (The Original Recipe)

(Sauce is Mayo-based)

Mild • Medium • Hot • X-tra Hot • Hospital Hot
Buttered Garlic • Butter Parmesan Garlic • Mild Garlic
Medium Garlic • Hot Garlic • BBQ • Honey BBQ
Hot Honey BBQ • Teriyaki • Butter Cajun • Cajun Ranch
Ranch • Buffalo Ranch • Parmesan Ranch • Blue Cheese
• Honey Mustard • (Dry Rub - Old Bay, Cajun & Garlic)
• Salt & Pepper • **All Other Sauces 75c Extra**
• **Extra Bottom of the Bucket Sauce \$1**
SEASONING & DIPPING SAUCES: • Salt • Pepper •
Marinara • Salt & Pepper • Old Bay • Cajun Cayenne
Pepper • Mayo Ketchup • Mustard • Sour Cream •
Salsa • Malt Vinegar • 1000 Island • Cocktail Sauce

Salads Small \$4.00 • Large \$6.00

Chicken (Grilled, Cajun)
 Small \$7 • Large \$9.50 || Angus Steak | Small \$7 • Large \$9.50 |
Chef (Turkey & Ham)	Small \$7 • Large \$9.50
Add Fries	Small \$2.00 • Large \$3.00
DRESSINGS: Ranch • Parmesan Ranch • Italian • French Blue Cheese • Catalina • Bottom of the Bucket • Oil & Vinegar • 1000 Island *(Extra dressing .75c each)*	

Drinks

20 oz. Bottles
Coke • Diet Coke • Sprite • Barqs Root Beer • Water
• Tradewinds Sweet Tea..... \$1.75

Bottom of the Bucket Sauce - Get It To Go!

Great for dipping, grilling, dressing,
marinade steak, chicken or fish! \$10.00



Business Legal Name:
chestnut street llc

Partners in business for West Virginia
www.business4wv.com

Generate electric power for resale?	No
Operate natural gas storage reservoir?	No
Sell or furnish PSC regulated telecommunications?	No
Operate a collection agency?	No
Make consumer loans?	No
Make supervised loans?	No
Offer credit services?	No
Provide mortgage broker services?	No
Purchase future payments?	No
Operate an employment agency?	No
Conduct telemarketing to WV consumers?	No
Operate as a transient vendor?	No
Use commercial weighing or measuring devices?	No
Make purchase outside WV other than for resale?	No
LLC IRS Corp.	No
Will business have employees?	Yes
Employees Working in WV	1
Employees subject to WV Income Tax	1
WV Employees First Start Date	08/01/2015
WV employees working in other states	0
Only casual employees?	No
1st Quarter estimated gross wages	\$3500.00
Payroll over \$1500?	No
At least one worker 20 weeks?	Yes
At least one worker 20 weeks quarter and year	Quarter: July-September Year: 2015
Withhold more than \$300 WV Income Tax per quarter?	No
Subject to Federal Unemployment Tax?	Yes
Subject to Federal Unemployment Tax (Year and States)	Year: 2015 States: WV
Address of Payroll Location	Same as the Primary Business Location Address (listed above)
Payroll Mailing Address (UC)	Same as the Tax Return Mailing Address (listed above)
Are you a scrap metal dealer or recycler?	No
Company Website Address	

CVIS-08



Articles of Organization of Limited Liability Company

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

Business Legal Name:
chestnut street llc

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.

JONATHAN GILES

Authorized By

ORGANIZER

Capacity

1196 east 3rd street
Morgantown, W.V. 26508

304-692-3548
wayne.park@yahoo.com

CUIS-08

Wayne B. Park

2012-Present

General Manager, Tilted Kilt Pub and Eatery

- Develop and execute budgets for a 2.5 million dollar grossing unit.
- Created and rolled out new store opening plan from pre-open construction to the opening of the unit.
- Initiated all staff policies including, Discipline, Training, Safe Work Environment.
- Hired and trained a management team, and opening staff of 120 team members
- Coordinated the scheduling of all areas of operations in accordance with all budgets and policies.
- Oversaw all aspects of guest service to assure satisfaction.
- Set into motion all areas of marketing including social media, radio, newspapers, grass roots as well as in house marketing.

2011-2012

Service Manager, Apple American Group

- Oversee a labor budget for service areas for a 3.8 million dollar grossing unit.
- Controlled staffing levels and scheduling for 45-50 Service, Bar and car side team members.
- Enforced corporate standards to assure guest satisfaction in all areas.
- Maintained inventory and pricing levels to assure optimum profitability.
- Placed alcohol and food orders to maintain sales from 70,000 to 90,000 weekly.

2008-2011

General Manager, Boston Beanery Restaurant and Tavern

- Increased sales 2.5-3% in 2008-09 ,5% in 2010 and 7% YTD IN 2011
- Developed 4 new mangers into promotions within last 2 years.
- Coordinated the training of all management staff to assure peak performance in labor and cost control.
- Developed a fair and efficient discipline policy.
- Consistently demonstrated leadership and the ability to perform critical thinking in a fast paced competitive environment.
- Coordinated all company wide promotional events, including sponsorship, marketing, promoting and advising all locations on development and execution.
- Initiated social media marketing campaign, to cut marketing cost.

2006-2008

Asst. General Manager, Boston Beanery Restaurant and Tavern

- Maintained scheduling and staffing budgets for \$2.5 million grossing unit.

- Developed kids program to be initiated company wide.
- Maintained all training of front of the house employees including hosts, servers and bartenders.
- Developed new server duty program to be used company wide for developing standards in addition to addressing major health department concerns.

2004-2006

Kitchen Manager, Boston Beanery Restaurant and Tavern

- Put into effect a food cost action plan lowering food cost from a 31% to a consistent 28.5 % .
- Raised food quality standards, instilling a strong sense of employee pride in the establishment.
- Taught price utilization and cost management to all management team members.

2001-2004

Kitchen/ Server / Bartender ,Boston Beanery Restaurant and Tavern

- Maintained the needs of the guests to company standards .Ensuring a wonderful dining experience.
- Prepared all drinks for bar and dining room guest to the best of my abilities.
- Created a pleasing and enjoyable dining/social experience.
- Ensured appropriate food preparation and sanitation standards are met at all times.

Operations Manager, Brass Rail Restaurant and Tavern

- Completed all food and beverage orders.
- Maintained payroll and scheduling for 20 employees
- Staffed and trained front of the house and back of the house employees.

Education

2000-2005 Fairmont State University Fairmont, W.V.
 ▪ Regents Bachelor of Arts Degree with emphasis in Business and Education

References

Ludwig Christian Schaupp
 Associate Professor of Accounting
 West Virginia University
 1-304-293-6534

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 Bowles and Rice Law Offices
 1-304-276-0031

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