



MORGANTOWN BOARD OF ZONING APPEALS

October 19, 2016
6:30 PM
City Council Chambers

Board Members:

Bill Burton, Chair
George Papandreas,
Vice-Chair
Linda Herbst
Jim Shaffer
Colin Wattleworth

STAFF REPORT

CASE NO: CU16-10 / The Boiler Room LLC / 181 Walnut Street

REQUEST and LOCATION:

Request by Darnell Singleton, on behalf of The Boiler Room LLC, for conditional use approval of a "Restaurant, Private Club" at 181 Walnut Street

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 26A, Parcel 62; B-4, General Business District

SURROUNDING ZONING:

B-4, General Business District

BACKGROUND and ANALYSIS:

The petitioner seeks to establish a restaurant use that will include the sale of liquor, which requires conditional "Restaurant, Private Club" use approval by the Board as "Private Club" uses are prohibited in the B-4 District. Addendum A of this report illustrates the location of the subject site. Addendum B contains excerpts from Article 1331.06(27) of the Planning and Zoning Code pertaining to "Restaurant, Private Club" uses in the B-4 District.

Article 1331.06(27)(c) provides that no applicant may be licensed as a private club with the West Virginia Alcohol Beverage Control Administration that has not been in operation as a "bona fide restaurant" for at least one (1) year before making conditional "Restaurant, Private Club" use application. However, the Board may waive this one-year operational "bona fide restaurant" requirement when the applicant's written description of the business operations, menu, and floorplans clearly demonstrate the establishment will be a restaurant rather than a "Private Club" use, which again is prohibited in the B-4 District. The petitioner has submitted a proposed menu, floor plan, and operational description.

Article 1331.06(27)(f) requires "Restaurant, Private Club" uses in the B-4 District to provide seating capacity for at least 50 persons and that seats at a bar may not be counted as meeting the minimum seating capacity standard. The petitioner's interior design plan illustrates sixteen (16) barstool seats; fourteen (14) four-top tables; and, one (1) four-top wall table. Excluding the sixteen (16) barstools and *The Boiler Room* appears to have a seating capacity for 60 persons, which appears to meet the minimum seating capacity for the "Restaurant, Private Club" use.

Should the Board grant approvals as requested by the petitioner, Staff recommends that it include a minimum table seating condition, commensurate with the existing available space, to ensure that the spirit and intent of the zoning ordinance is observed and substantial justice done.

Development Services

Christopher Fletcher, AICP
Director

John Whitmore, AICP
Planner III

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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Based on discussions with the petitioner, a review of documents submitted with the application, prior restaurant experience of the business owners, and the proposed basement location, Staff is concerned the proposed establishment may struggle to operate as a “bona fide restaurant” under the requisite performance standards enumerated in Section 1331.06(27).

The Board has in the past tabled petitions for conditional “Restaurant, Private Club” uses in the B-4 District for the purpose of scheduling a field trip to visit the site with the petitioner when the Board deems it relevant to support its decision whether or not to grant a waiver to the one-year “bona fide restaurant” requirement.

Staff recommends the Board, after hearing the petitioner’s presentation and receiving public comments, table the matter to schedule a field trip as provided under Article III, Section 6 of the Board’s Bylaws.

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 Section 1331.06(27)(c) prior to the petitioner obtaining a liquor license from the West Virginia Alcohol Beverage Control Administration.

Without the benefit of a site visit by the Board and based on concerns noted above, Staff recommends the petitioner’s request for a waiver from the one-year “bona fide restaurant” requirement be denied so that the proposed restaurant can be established in the subject 181 Walnut Street space and operate for a period of at least one (1) year to demonstrate the restaurant’s viability. Following one (1) year of restaurant operation, the applicant can pursue a new “Restaurant, Private Club” conditional use petition.

Should the Board determine that the petitioner’s written description of the business operations, menu, and floor plans clearly demonstrate the proposed *Boiler Room* establishment will meet the “bona fide restaurant” criteria of Section 1331.06(27) by granting the subject one-year waiver, the Board 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, which should not be considered or construed as supporting or opposing the merits of the petitioner’s “Findings of Fact” responses.

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The following conditions are recommended should the Board grant conditional use approval as requested, which are customarily included in conditional "Restaurant, Private Club" use approvals in the B-4 and B-1 Districts. Please note condition No. 4 requires the Board to determine a minimum seating capacity for persons, excluding bar-type seating.

1. That the petitioner must maintain compliance with all supplemental regulations set forth in Section 1331.06(27) of the Planning and Zoning Code.
2. That the petitioner must maintain permitting from the Monongalia County Health Department as a "restaurant" under the *Monongalia County Clean Indoor Air Regulations*.
3. That, to sustain the establishment's obligation to remain a bona fide restaurant, *The Boiler Room* establishment must be open no later than 11:00 AM Monday through Friday for the purpose of serving lunch.
4. That *The Boiler Room* establishment maintain a seating capacity for at least fifty (50) persons, excluding bar-type seating.
5. 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.
6. That the beneficiary of this conditional use approval is specific to The Boiler Room, LLC, which will be the owner of the *Boiler Room* restaurant establishment at the time of this conditional use approval. Said beneficiary may not be transferred without prior approval of the Board of Zoning Appeals.

Attachments: Application and exhibits

Development Services

Christopher Fletcher, AICP
Director

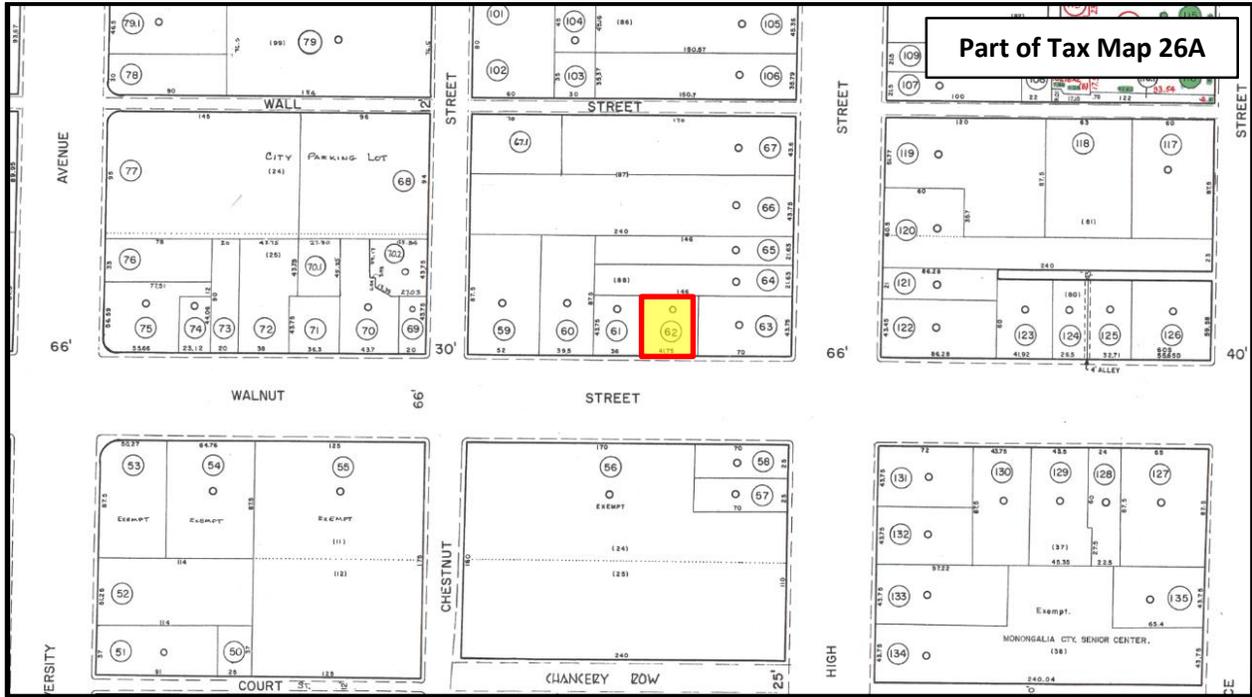
John Whitmore, AICP
Planner III

389 Spruce Street
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304.284.7431

STAFF REPORT ADDENDUM A
CU16-10 / The Boiler Room, LLC / 181 Walnut Street



STAFF REPORT ADDENDUM A
CU16-10 / The Boiler Room, LLC / 181 Walnut Street



STAFF REPORT ADDENDUM B
CU16-10 / The Boiler Room LLC / 181 Walnut 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."
- (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

CU16-10 / The Boiler Room LLC / 181 Walnut Street

Staff recommends the following revisions to the petitioner's Findings of Fact responses (deleted matter struck through; new matter underlined). Recommended revisions should not be considered or construed as supporting or opposing the merits of the petitioner's "Findings of Fact" responses.

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

The location has been operated as a bar/apts/office for decades with no change in Walnut Street's traffic patterns. ~~##~~ Mobility is anticipated to remain the same but with adding food.

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

According to the petitioner, the property is up to code in all aspects and will continue to operate within all proper guidelines.

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

No changes to the basic building will be made thereby preserving existing sunlight distribution and air flow conditions. ~~has been made except for your basic house cleaning procedures that every business does on daily basics.~~

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

~~We will continue to operate as the building has from decades from before to present.~~ No changes are proposed that would increase the footprint, height, or otherwise intensity of the existing building.

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

We will be operating as a restaurant without exceeding capacity by any means nor is there a residential use component proposed that would increase existing residential density for the subject site.

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 building will run basically the same as it has previous years as ~~an~~ apartments, office, bar (in the past) and should not require additional public services, utilities or infrastructure not already serving the immediate area. ~~However instead of serving only drinks we want to run a restaurant offering food.~~

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

~~The property has been cleaned, painted, proper appliances installed, and any issues have been addressed. No significant changes.~~ The use appears to be in keeping with the building's design and the surrounding downtown area.

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

~~Restaurants in the downtown area have kept the area thriving and are the key to local business.~~ The proposed restaurant establishment will increase dining options within the downtown.



City of Morgantown, West Virginia

APPLICATION FOR TYPE IV SITE PLAN - CONDITIONAL USE

OFFICE USE	
CASE NO.	C116-10
RECEIVED:	01 SEP 16
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK) \$75.00 CASH

I. APPLICANT

Name:	The Boiler Room LLC	Phone:	304 376 8921
Mailing Address:	181 Walnut Street	Mobile:	SAME
	Morgantown WV 26505	Email:	304 boilerroom@gmail.com
	<small>Street</small>	<small>City</small>	<small>State</small>

II. AGENT / CONTACT INFORMATION

Name:	Darnell Singleton	Phone:	304 376 8921
Mailing Address:	1251 Richwood Ave	Mobile:	SAME
	Morgantown WV 26505	Email:	304 boilerroom@gmail.com
	<small>Street</small>	<small>City</small>	<small>State</small>

Mailings - Send all correspondence to (check one): Applicant OR Agent/Contact

III. PROPERTY

Owner:	Daniel Germain (landlord)	Phone:	
Mailing Address:	181 Walnut Street	Mobile:	
	Morgantown WV 26505	Email:	
	<small>Street</small>	<small>City</small>	<small>State</small>

PAID BY: SEP 01 2016

IV. SITE

Street Address (if assigned):	181 Walnut Street	Tax Map #:	26A	Parcel #:	62		
Zoning:	B-4						
Lot Dimensions:	Width:	Ft.	Depth:	Ft.	Square Footage:	1600	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:	Office Office and apartments and bar						
Proposed Use of Structure of Land:	Restraurant / office / apts / Bar						

C416-10

City of Morgantown, West Virginia



APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	C416-10
RECEIVED:	01 SEP 16
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.

Culle-10

RECEIVED:

01 SEP 16

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.

Cu16-10

City of Morgantown, West Virginia



APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	Cu16-10
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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:

The location has been operated as a bar/apts/office for decades with no change in walnutstreets traffic patterns. It'll remain the same but with adding food.

2. Safety from fire, panic, and other danger is not jeopardized, in that:

The property is up to code in all aspects and will continue to operate within all proper guidelines.

3. Provision of adequate light and air is not disturbed, in that:

No changes to the basic building has been made except for your basic house cleaning procedures that every business does on daily basics.

4. Overcrowding of land does not result, in that:

We will continue to operate as the building has from decades from before to present.

5. Undue congestion of population is not created, in that:

We will be operating as a restraraunt without exceeding capacity by any means.



APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU16-10
RECEIVED:	21 SEP 16
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:

The building will run basically the same as it has previous years as an apartments, office, bar (in the past). However instead of serving only drinks we want to run a restrarant offering food.

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

The property has been cleaned, painted, proper appliances installed, and any issues have been addressed. No significant changes.

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

Restaurants in the downtown area have kept the area thriving and are the key to local business.

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.

Darnell Singleton

Darnell Singleton

8/26/16

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

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

The Boiler Room will serve a variety of appetizers such as loaded nacho, parmesan meatballs, cold cut deli sandwiches, buffalo chicken dip, potato skins, and more to follow. Our lunch menu will focus on gourmet cold cut sandwiches with homemade chips, opened faced meatloaf and turkey sandwiches, an unique style steak and cheese, ham and turkey melt, homemade patted out hamburgers, and more to come. Our dinners will focus on homemade traditional meals such as homemade spaghetti, meatloaf, taco platters, lasagna, turkey dinners with the fixings, and more to follow. Our sides will offer homemade chips, green beans, turkey salad, potato salad, salads, mashed potato, corn, cranberry sauce, and more to follow.

The Boiler Rooms hours of operation will be open from 11 am to 3PM seven days a week for lunch serving the appetizer and lunch menu. Dinner will follow from 4pm to 8pm seven days a week, serving a full menu. From 8pm to 2:30 we will be serving all appetizers, seven days a week, with local live music daily. Our prices will be affordable to the whole community and have the friendly outgoing atmosphere for everyone.

Our kitchen equipment will include a three bowl sink , 2 black and Decker space maker toaster oven stainless, 3 Focus Electrics 6125 WB Grills, RCA 1.1 cu.ft. microwave stainless steel, and an upright fridge and freezer.

The Boiler Room will run as a full-scale restaurant with food, wine, beer and alcohol. Our focus will be on our quality and fast delivery to serve food, but not unlike the other competing restaurants in the downtown area our patrons like to enjoy an adult beverage every now and then with their meal. We have spent a lot of time and energy into our kitchen to help us reach our goals we have planned. We estimate that our food to alcohol ratio will approach 20/80.

Darnell singleton and Samantha Courtney are the owners/operators of The Boiler Room. The Boiler Room LLC was created just for this restaurant. Samantha Courtney has been familiar in food restaurants such as the Stray Cat Café~ and The Boston Beanery. She has been leasing out Bugsys Tavern for the last 3 years to the present. Darnell Singleton has been in the food business for years such as The Outback, Yesterdays, The Boston Beanery, and Damons. All of our staff has the proper food training and has completed T.I.P.S class. They are familiar to the Morgantown area and have experience in restaurants as well.

CU16-10

Victoria M. Bolognese

Current Address: Morgantown, WV 26505

Phone Number: 423-845-3038

E-mail: Bolognese959@gmail.com

Results driven professional looking to further my career in hospitality management; specializing in banquets & catering, event coordination, and producing creative & strategic sales/marketing plans. Excellent leadership skills, thrive in a team centered environment, with a goal oriented work ethic to also excel independently.

PROFESSIONAL EXPERIENCE

The Boiler Room, Morgantown, WV

Bar Manager

AUGUST 2016- PRESENT

Atria's Restaurant/Holiday Inn University Area, Morgantown, WV

Director of Sales & Banquets

APRIL 2015 - JULY 2016

- Directly responsible for Creating and Generating Sales for Private Dining & Banquets (including but not limited to): Local Store Marketing, Door to Door Marketing, Meeting Broker RFPs, Cold Calling, Daily client tours and Lunch/Dinner meetings, E-mail blasts, Personalized notes of Thank You for Business, Involved in multiple Networking Organizations, Joining & Attending Chamber of Commerce & Convention Visitors Bureau events, Hosting events for target audience groups, Local research on competition in Hotel, Banquet, and Restaurant Sales, etc...
- Selecting/Hiring, Training, Communicating, and Leading Banquet Server Team of 10 members
- Creating BEO's in Reserve, Client Contracts, Menu & Function details for every event
- Collaborating and Executing menu & event details with Kitchen Staff and Banquet Team
- Managing & Maintaining weekly reports of all Events & Sales;
- Event Planning/Coordinating all events on-site & off-site
- Involved in pre-opening of Atria's & Holiday Inn from construction including: decision making & purchasing of product, smallwares, furniture, uniforms, and menu
- Build and maintain a comprehensive clientele list of Morgantown decision makers, business owners, West Virginia University elite personnel, Senators & Politicians, restaurant owners & high level management, and keeping open communication with all entities
- Consistently exceeding previous month's sales numbers for Private Dining & Banquets

Atria's Restaurant, Peters Township, PA

Management Trainee

OCTOBER 2013 - APRIL 2015

- Completed training in, and also maintained, all positions in restaurant: Server Assistant, Food Runner, Server, Bartender, Management, Private Dining Sales, Closing Duties, Nightly Reports, and Training
- Directly reported to Managing Partner/Proprietor in the procedures of sending nightly reports, the culture and training process of Atria's, and the execution of daily responsibilities of FOH Management
- Maintained 1 management shift a week, supervising both FOH and BOH communication, implementing systems and procedures, and creating a positive team driven atmosphere

American Income Life Insurance Co. Wexford, PA

Supervising Agent

APRIL 2012 - OCTOBER 2013

- Lead and trained team of agents to achieve team's weekly and monthly sales goals
- Recruited and supervised new employees through all stages of hiring process
- Created a competitive & rewarding atmosphere to increase sales and exceed quotas
- Worked closely with upper level management to complete daily operations and ensure business retention

Benefits Representative

NOVEMBER 2011- MARCH 2012

- Worked with clients from diverse financial backgrounds
- Provided planning for retirement, modified pension programs, college funds, mortgage protection, and death benefits
- Achieved and exceeded team sales goals on a weekly and monthly basis
- Generated new leads and client base, while utilizing leads provided
- Built strong relationships with customers to ensure their loyalty vs. the competitors

Steelhead Brasserie & Wine Bar (Marriott City Center) Pittsburgh, PA

Server

SEPTEMBER 2009- NOVEMBER 2011

- Customer service and Guest relations
- Utilizing communication skills to provide each guest with an individualized experience
- Maintained the eloquence of the Marriott brand, while working with all departments of hotel to best serve guests

EDUCATION

Duquesne University- Pittsburgh, PA

AUGUST 2007 - MAY 2011

Bachelor of Arts: Corporate Communications, Minor: Psychology

ACHIEVEMENTS

Atria's Morgantown- Banquet/Private Dining Sales account for 22% of total revenue for 1st month open, Overall 22% of total revenue YTD

Atria's Morgantown- IHG Certified Food & Beverage Leader- Attended Leadership Summit in April 2016

Atria's Morgantown- First selected & First Woman Management Team member to open Morgantown

Atria's Peters Township- Promoted to Director of Sales April 2015

American Income Life- Maintained 91% retention on existing business (agency average 73%)

American Income Life- Outstanding Achievement Award for February & March 2012

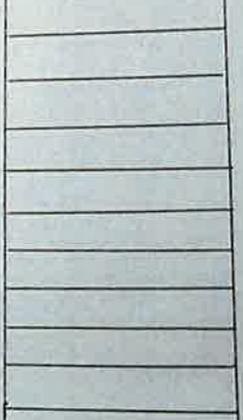
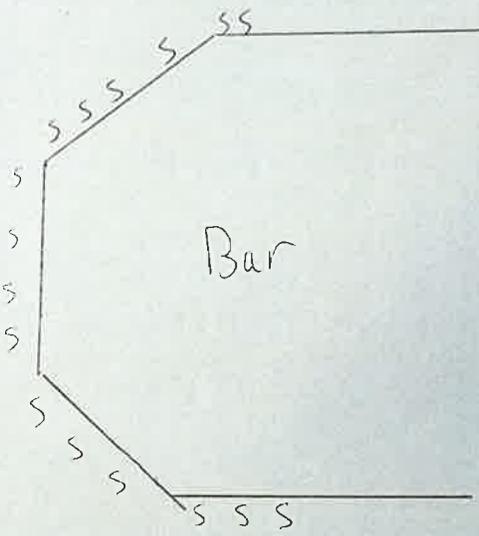
CUL6-10

Bathroom

Entry/Exit

Storage

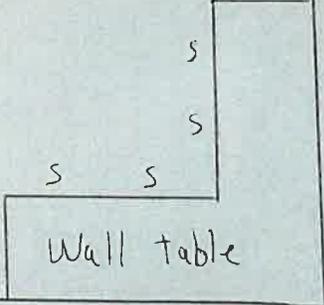
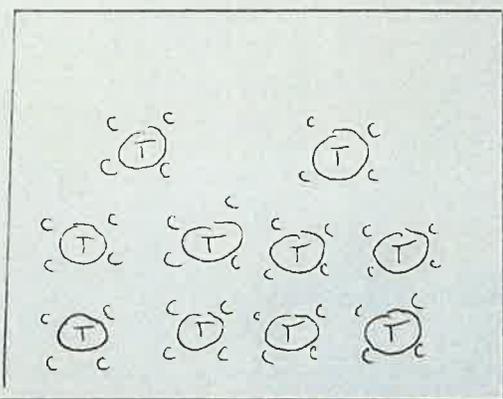
Exit



Bathroom

Kitchen

Hood Hood



The Boiler room

CU 16-18

Menu

sides.	Drinks	Dinners
Chips.	Pepsi products	Served with 2 sides
fries	milk	fried chicken or baked chicken
onion rings.	water	steak
cheese sticks.	Beer	meatloaf
chicken wings.		turkey
chicken stripes.	Hotdogs	Pork chop
Mac & cheese.	& pepperoni rolls	Roast beef
mash potatoes.	Chili	hicken strip
baked beans	chesse	
Cole slaw.	slaw.	Burgers
	Relish	served with lettuce & tomato
Sandwiches.		cheeseburger
served with lettuce tomatoes & mayo.		bacon cheeseburger
can make any sandwich with grilled bread.		BBQ burger
ham.	Italian.	boiler room burger
turkey.	Steak & cheese	
club.	chicken & cheese.	Soups
Reuben.		served daily
Blt.		chili & tomato

Business Organization Detail

[◀ Back to Corporations Search](#)

NOTICE: The West Virginia Secretary of State's Office makes every reasonable effort to ensure the accuracy of information. However, we make no representation or warranty as to the correctness or completeness of the information. If information is missing from this page, it is not in the The West Virginia Secretary of State's database.

THE BOILER ROOM LLC

Organization Information

Org Type	Effective Date	Established Date	Filing Date	Charter	Class	Sec Type	Termination Date	Termination Reason
LLC Limited Liability Company	8/4/2016		8/4/2016	Domestic	Profit			

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Organization Information

Business Purpose	7224 - Accomodation and Food Services - Food Services and Drinking Places - Drinking Places (Alcoholic Beverages)	Capital Stock	
Charter County	Monongalia	Control Number	
Charter State	WV	Excess Acres	
At Will Term	A	Member Managed	MBR
At Will Term Years		Par Value	
Authorized Shares			

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Addresses

Type	Address
Designated Office Address	1251 RICHWOOD AVENUE MORGANTOWN, WV, 26505
Mailing Address	1251 RICHWOOD AVENUE MORGANTOWN, WV, 26505 USA
Notice of Process Address	DARNELL SINGLETON 1251 RICHWOOD AVENUE MORGANTOWN, WV, 26505
Principal Office Address	1251 RICHWOOD AVENUE MORGANTOWN, WV, 26505 USA
Type	Address

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Officers

Type	Name/Address
Member	DARNELL SINGLETON 1251 RICHWOOD AVENUE MORGANTOWN, WV, 26505
Member	SAMANTHA COURNTEY

C416-10

**WEST VIRGINIA
STATE TAX DEPARTMENT
BUSINESS REGISTRATION
CERTIFICATE**

ISSUED TO:
**THE BOILER ROOM LLC
1251 RICHWOOD AVE
MORGANTOWN, WV 26505-5267**

BUSINESS REGISTRATION ACCOUNT NUMBER: 2334-5384

This certificate is issued on: **08/8/2016**

*This certificate is issued by
the West Virginia State Tax Commissioner
in accordance with Chapter 11, Article 12, of the West Virginia Code*

*The person or organization identified on this certificate is registered
to conduct business in the State of West Virginia at the location above.*

This certificate is not transferrable and must be displayed at the location for which issued

This certificate shall be permanent until cessation of the business for which the certificate of registration was granted or until it is suspended, revoked or cancelled by the Tax Commissioner.

Change in name or change of location shall be considered a cessation of the business and a new certificate shall be required.

**TRAVELING STREET VENDORS: Must carry a copy of this certificate in every vehicle operated by them.
CONTRACTORS, DRILLING OPERATORS, TIMBERLOGGING OPERATIONS: Must have a copy of
this certificate displayed at every job site within West Virginia.**



Articles of Organization of Limited Liability Company

CU16-10

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

Business Legal Name:
The Boiler Room

Business Legal Name	→ The Boiler Room
Submitted Date	08/04/2016
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	08/04/2016
Business Legal Purpose	→ Bar/nightclub
Member/Manager Managed	Member
At Will/Term	At-Will
Members Liable?	No
Primary Business Location	1251 Richwood Avenue Morgantown , WV 26505 Phone #: (304)216-9014 County: Monongalia 1251 Richwood Avenue Morgantown , WV 26505 Darnell Singleton 1251 Richwood Avenue Morgantown , WV 26505 1251 Richwood Avenue Morgantown , WV 26505 1251 Richwood Avenue Morgantown , WV 26505 Lance Rollo 44 High Street Morgantown , WV 26505 Darnell Singleton 1251 Richwood Avenue Morgantown , WV 26505 Samantha Courtney 1251 Richwood Avenue Morgantown , WV 26505
Tax Return Mailing Address	
Agent of Process	
Principal Office	
Designated Office	
Organizer Information	
Signature Authority Member Information	
Signature Authority Member Information	
Source of Business	ALL NEW
Primary Business Class	7224 Drinking Places (Alcoholic Beverages) 722410 - Drinking Places (Alcoholic Beverages)
Business Activity Public?	Yes
Offer credit services?	No
Purchase future payments?	No
Are you a scrap metal dealer or recycler?	No
Veteran-Owned organization?	No
Company Website Address	

EIN
81-3456806





CUI6-10

West Virginia Unemployment Compensation Signature F

Unified Business Identifier: UD000566454001
Business Legal Name:
The Boiler Room

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www.business4wv.

Business Legal Name	→ The Boiler Room
Submitted Date	08/04/2016
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	08/04/2016
Business Legal Purpose	→ Bar/nightclub
Member/Manager Managed	Member
At Will/Term	At-Will
Members Liabile?	No
Primary Business Location	1251 Richwood Avenue Morgantown , WV 26505 Phone #: (304)216-9014 County: Monongalia 1251 Richwood Avenue Morgantown , WV 26505 Damell Singleton 1251 Richwood Avenue Morgantown , WV 26505 1251 Richwood Avenue Morgantown , WV 26505 1251 Richwood Avenue Morgantown , WV 26505 Lance Rollo 44 High Street Morgantown , WV 26505 Damell Singleton SSN#: 233197204 1251 Richwood Avenue Morgantown , WV 26505 Samantha Courtmey SSN#: 595361427 1251 Richwood Avenue Morgantown , WV 26505 ALL NEW
Tax Return Mailing Address	No
Agent of Process	Service
Principal Office	→ 7224 Drinking Places (Alcoholic Beverages)
Designated Office	→ 722410 - Drinking Places (Alcoholic Beverages)
Organizer Information	Yes
Signature Authority Member Information	None
Signature Authority Member Information	→ Bar/night nightclub
Source of Business	08/01/2016
Any of Owners in Business Before?	\$20,000 or Less
Business Activity Type	No
Primary Business Class	December
Business Activity Public?	No
Secondary Business Class	
Business Activity Description	
WV/Location Operation Start Date	
WV/Location Annual Gross Income	
Previous Year Gross Income Over \$4,000?	
Federal Taxable Year End	
Sales/Service Location in WV?	





CULG-10

Special Products

Alcoholic Beverages

Soft Drinks

- Sell beer to licensed distributors? No
- Sell beer to licensed retailers? No
- Sell liquor/wine/beer by the bottle? No
- Sell wine to licensed distributors? No
- Sell wine to licensed retailers? No
- Sell wine products to suppliers? No
- Stamp and sell cigarettes wholesale? No
- Sell other tobacco products wholesale? No
- Sell cigarettes retail? No
- Sell other tobacco products at retail? No
- Sell tax paid motor fuel at retail? No
- Operate as a(n) Refiner No
- Operate as a(n) Supplier No
- Operate as a(n) Permissive Supplier? No
- Operate as a(n) Importer No
- Operate as a(n) Blender No
- Operate as a(n) Exporter No
- Operate as a(n) Terminal Operator No
- Operate as a(n) Transporter No
- Operate as a(n) Distributor No
- Operate as a(n) Producer No
- Operate air/rail/watercraft for freight or passengers? No
- Manufacturer of soft drinks, syrups and/or powders No
- Bottler of soft drinks, syrups and/or powders No
- Wholesaler of soft drinks, syrups and/or powders No
- Purchase soft drinks, syrups and/or powders for resale with the excise tax No
paid from a manufacturer
- Purchase soft drinks, syrups and/or powders for resale with the excise tax No
paid from a wholesaler
- Purchase soft drinks for resale without the excise tax paid from a bottler No
or manufacturer
- Purchase soft drinks for resale without the excise tax paid from a No
wholesaler

Special Activities

None

- Behavioral health center or community care service? No
- Provide health care service? No
- Economic interest in severing natural resources? No
- Produce or process coal only? No
- Produce or process coal and other natural resources? No
- Produce timber? No
- Produce timber and other natural resources? No
- Provide public utilities? No



West Virginia Unemployment Compensation Signature Page

Unified Business Identifier: UD000566454001

Business Legal Name:

The Broker Room

Partners in business for West Virginia

www.businessform.com

C416-10

- 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 0
- Employees subject to WV Income Tax 0
- WV employees working in other states 0
- Only casual employees? No
- Address of Payroll Location Same as the Primary Business Location Address (listed above)
- Payroll Mailing Address (UC) Same as the Primary Business Location Address (listed above)
- Are you a scrap metal dealer or recycler? No
- Veteran-Owned organization? No
- Company Website Address