

FORCE REALTY LLC (“OWNER”)
ANTLER ALE WORKS, LLC dba IRON STAG BREWING (“APPLICANT”)

**72 Rolfe Square
Cranston, RI 02910**

PROJECT NARRATIVE

This project narrative is offered in connection with application of Antler Ale Works, LLC dba Iron Stag Brewing and Force Realty, LLC as owner for the vacant commercial space at 72 Rolfe Square.

The subject property is designated as Lot Nos. 605 and 1835 on Assessor’s Plat No. 5 and is in a C-3 commercial zone. The structure dominates the two lots that contain a combined 10,360 square feet.

The applicant desires to utilize a portion of the first floor in the subject building to operate a brewery. The second floor contains a long-standing apartment. Under the city zoning code brewery and brew pubs are defined:

"Brew pub" means an eating place that includes the brewing of beer as an accessory use. The brewing operation processes water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting. The area used for brewing, including bottling and kegging, shall not exceed twenty-five (25) percent of the total floor area of the commercial space. The brewery shall not produce more than one thousand five hundred (1,500) barrels of beer or ale per year. A barrel is equivalent to thirty-one (31) gallons.

"Brewery" means an establishment that brews ales, beers, meads, and/or similar beverages on site, excluding brew pub. Breweries are classified as a use that manufactures more than fifteen thousand (15,000) barrels of beverage (all beverages combined) annually.

Iron Stag Brewing will initially not brew more than 1500 barrels annually but there brewing space and equipment will exceed the brew pub limit of 25% of the floor area. The applicant will not be selling food, but customers would be allowed to bring their own food to the location. Weather permitting, an outdoor patio space will be created for customers to enjoy.

The patio size is approximately 70' x 25'. The exact number of seats will be determined by the size of the tables and chairs to be ordered. Access to the patio will be through a side door to be installed on the side of building. The patio will be at the building first floor level but will be about 2.5 feet lower at the northeast corner of the patio.

As planned, the patio will take up about 15 parking spaces. Some type of fencing, blocks or barrier will be installed for patron safety on the patio.

As the present time, the brewery will be opened to the public on Thursday and Friday 5:00pm - 8:00pm, Saturday 10:00am -6:00pm and Sunday 12:00-4:00pm. (subject to be finalized at a later date).

The following relief is sought from the Zoning Board of Review:

17.20.030 (Schedule of uses)

The code allows a brew pub in the C-3 zone but not a brewery. The State of Rhode Island issues different licenses for each type of brewery related activity.

17.92.010 Variance

Applicant desires to operate a brewery that is not permitted in the C-3 zone.

SUMMARY

The approval of the requested relief will help revitalize long dormant space on the Rolfe Square corridor. The concept of a brewery will bring customers and visitors to the area that will benefit other retailers and service businesses.