

City of Beverly Planning Board,

RE: Relief from parking requirements under Special Permit Application #171-91

Backbeat Brewing Company currently holds a lease, a building permit, and are constructing our brewery, tap room, and coffee roasting facility at 31 Park Street. In addition to becoming a tap room and serving the beer we make, we also desire to be open in the morning to serve the coffee we roast and would like to offer a food/snack element as well. We have submitted Special Permit Application #171-91 to acquire this permit.

According to section 300-59E of the Beverly Zoning Ordinance, as a brewery we needed a total of 15 parking spaces. That was 8 spaces for our 4000 sq/ft production side (2 spaces per 1000 sq/ft), and 7 spaces for our 1900 sq/ft tap room (1 space per 275 sq/ft). We currently have 12 spaces that qualify between our lot and on street parking after having a site plan done. The same ordinance states that a restaurant/food establishment requires 1 parking space for every 4 seats. Our total seating capacity is still to be determined but we are estimating it at about 100 seats inside plus 40 seasonal seats outside which would require 25 to 35 parking spaces.

Our special permit request is for relief from the additional parking spaces needed to fulfill our parking requirements as a food establishment. We are fortunate to be on the corner of Broadway which is a one-way street with parking on both sides. We are also next to Veterans Memorial Park which has an additional 19 parking spaces on the far side. With the 6 spaces on the Broadway side of the park and the 2 additional spaces continuing further up Broadway on our side, that puts 27 additional metered parking spaces within 200 ft of our door. None of this takes into consideration the permitted parking spots across the street at the depot that open up to the public after 4:00PM. We are also only 700ft away from the MBTA parking garage which opens up even more parking to us.

We feel that as we grow our AM business that the majority of our morning customers will not need any additional parking. Most people will be train riders and have parked in their permitted spot, have been dropped off, or have walked from their home. In the PM as we transition into being a tap room, we have much more parking available to us than any other brewery in the city.

Thank you for your time in considering our request.

Regards,



Pete Harkins

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