

Social BBQ – Staff Comments Regarding Smoker Location

Community Development

- There are no requirements for the wood fired smoker located outside the building in the 2012 Virginia Statewide Building Code. The small metal building, though not requiring a building permit, is required to be located no less than 5 feet from the adjacent building and is not permitted to have openings that exceed 10% on the side of the building that faces 14 East Water Street. The other three sides can be open or have doors.
- How will the cement barricades be positioned? Will they be permanently positioned into the parking lot? Will they be movable?
- Per Section 10-3-29 (b) of the Zoning Ordinance, “all off-street parking spaces, loading areas, driveways, travelways, parking bays and entrances shall comply with the city design and construction standards manual.” After an on-site investigation, regardless of the layout option that is ultimately chosen, the western-most handicapped space will no longer have the maneuverability space needed to allow it to be properly used. The handicapped parking space area will not be entirely lost or unusable; however, as the motorcycle spaces that will be eliminated due to the smoker location could be marked/relocated to this area as such spaces do not necessitate as much maneuverability space.

Fire Department

- The Fire Department has been in communication with the applicant for some time. This request can be accomplished while meeting the requirements of the Fire Code. There are no restrictions or concerns with the location of the smoker. We will need to work with the applicant on the location of the ashes and the wood storage after they receive approval. Primarily, we will want to ensure the ash storage container meets code requirements and the wood storage is separated from the ash storage an appropriate distance. He should be able to achieve this within the area he has designated on the diagram.
- One thing that may be an issue is the smoke that the smokers generate. While this is not completely a Fire Code issue will we (City) receive complaints of smoke entering other businesses or residences?

Police Department

- The Police Department prefers Option B. What kind of cement posts are they proposing to use?

Public Works Department

- Provided that downtown parking services has no concerns and the applicant is fully responsible for remarking the parking lot as needed to accommodate adequate backing space, Public Works is in support of acceptance of the request. Downtown Parking Services is responsible for determining whether remarking/reconfiguring of the parking lot is necessary for backing and maneuverability. If necessary, the Department of Public Works will help mark and sign the parking lot and provide guidance on the layout if requested.