

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: December 16, 2008

CLERK'S OFFICE

**APPROVED**  
Date: 12-16-08

Anchorage, Alaska  
AR No. 2008-314

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
2 A MINOR AMENDMENT TO AN ALCOHOLIC BEVERAGES  
3 CONDITIONAL USE IN THE B-2B (CENTRAL BUSINESS DISTRICT,  
4 INTERMEDIATE) TO MODIFY THE LICENSED PREMISE FOR A  
5 BREWPUB USE AND LICENSE PER AMC 21.40.160 D.13 FOR  
6 GLACIER BREWHOUSE; LOCATED AT 737 WEST 5<sup>TH</sup> AVENUE,  
7 WITHIN ANCHORAGE ORIGINAL TOWNSITE, BLOCK 40, LOTS 7  
8 THROUGH 12; GENERALLY LOCATED ON THE NORTHEAST CORNER  
9 OF WEST 5<sup>TH</sup> AVENUE AND H STREET.

10  
11 (Downtown Community Council) (Case 2009-011)

12  
13 THE ANCHORAGE ASSEMBLY RESOLVES:

14  
15 **Section 1.** A conditional use permit and license number 3985, Brews Brothers, LLC,  
16 dba Glacier BrewHouse and Orso, currently exists on the petition site for an Alcoholic  
17 Beverages Conditional Use in the B-2B District for a Brewpub Use and License per  
18 AMC 21.40.160 D.13, located within Anchorage Original Townsite, Block 40, Lots 7  
19 through 12. The conditional use generally meets the applicable provisions of AMC  
20 21.50.020 and AMC 21.50.160.

21  
22 **Section 2.** This minor amendment will allow for a modification of the existing  
23 Glacier BrewHouse to allow for an expansion to the brewery portion of its operation.  
24 The request is for an expansion into the space formerly occupied by Bagoy's Florists  
25 which adjoins the existing brewery. Brewing capacity will be able to then expand by  
26 approximately 1,000 barrels per year to a total of approximately 4,000 barrels per year.  
27 Current Alaska statutes limit a brewpub to producing 15,000 barrels (465,000 gallons)  
28 per year.

29  
30 **Section 3.** A new floor plan shows the expansion will add approximately 1,700  
31 square feet to the brewery space, of which approximately one third of this space will be  
32 used for grain storage, one third of this for keg washing, and one third of this for  
33 storage of beer while it is fermenting. There is no change to the required parking or  
34 to business operating hours.

35  
36 **Section 4.** This expansion of the brewery use has no significant effect to the  
37 surrounding neighborhood and is a minor amendment. This minor amendment  
38 generally meets the applicable provisions of AMC 21.15.030 G.2.(a).

**Section 5.** The conditional use is approved subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the State District Recorder's Office within 120 days of the Assembly's approval of a minor amendment to an existing conditional use for a Beverage Dispensary Use in the B-2B District.

2. All uses shall conform to the plans and narrative submitted with this conditional use application.

3. This minor amendment to an existing conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2B District for a Brewpub Use per AMC 21.40.160.D.13, to allow the expansion of the brewery use for approximately 1,700 square feet gross floor area (licensed premises), located with a 60,771 square-foot multi-occupancy commercial structure located within Anchorage Original Townsite, Block 40, Lots 7 through 12.

4. On-premise sales will be seven days a week as permitted per the State Alcoholic Beverage Control Board requirements.

5. All conditions previously imposed by the existing conditional use shall remain in full force and effect.


**Section 6.** Failure to comply with the conditions of this conditional use permit shall constitute grounds for its modification or revocation.

**Section 7.** This resolution shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 16<sup>th</sup> day of December 2008.

ATTEST:

  
Chair

  
Municipal Clerk

(Planning Case Number 2009-011)  
(Tax Identification Number 002-105-63)



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 840-2008

Meeting Date: December 16, 2008

**From:** Mayor

**Subject:** A MINOR AMENDMENT TO AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B (CENTRAL BUSINESS DISTRICT, INTERMEDIATE) TO MODIFY THE LICENSED PREMISE FOR A BREWPUB USE AND LICENSE PER AMC 21.40.160 D.13 FOR GLACIER BREWHOUSE; LOCATED AT 737 WEST 5<sup>TH</sup> AVENUE, WITHIN ANCHORAGE ORIGINAL TOWNSITE, BLOCK 40, LOTS 7 THROUGH 12; GENERALLY LOCATED ON THE NORTHEAST CORNER OF WEST 5<sup>TH</sup> AVENUE AND H STREET.

1 Brews Brothers LLC, dba Glacier BrewHouse and Orso, has made application for a  
2 minor amendment in accordance with AMC 21.15.030.G to an existing Brewpub  
3 Conditional Use and License number 3985 in the B-2B District, in order to modify the  
4 licensed premise.

5  
6 This minor amendment will allow for a modification of the existing Glacier BrewHouse  
7 to allow for an expansion to the brewery portion of its operation. The request is for an  
8 expansion into the space formerly occupied by Bagoy's Florists which adjoins the  
9 existing brewery. Brewing capacity will be able to then expand by approximately 1,000  
10 barrels per year to a total of approximately 4,000 barrels per year. Current Alaska  
11 statutes limit a brewpub to producing 15,000 barrels (465,000 gallons) per year. A new  
12 floor plan shows the expansion will add approximately 1,700 square feet to the brewery  
13 space, of which approximately one third of this space will be used for grain storage, one  
14 third of this for keg washing, and one third of this for storage of beer while it is  
15 fermenting. There is no change to the required parking or to business operating hours.

16  
17 The property is located at 737 West 5<sup>th</sup> Avenue, within Anchorage Original Townsite,  
18 Lots 7 through 12, generally located on the northeast corner of West 5<sup>th</sup> Avenue and H  
19 Street.  
20

1 THIS CONDITIONAL USE FOR A MINOR AMENDMENT TO A BREWPUB USE  
2 AND LICENSE IN THE B-3 DISTRICT GENERALLY MEETS THE APPLICABLE  
3 PROVISIONS OF AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.135.

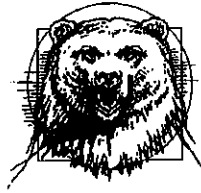
4  
5 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

6 Concur: Tom Nelson, Director, Planning Department

7 Concur: Mary Jane Michael, Executive Director, Office of Economic &  
8 Community Development

9 Concur: Michael K. Abbott, Municipal Manager

10 Respectfully submitted: Mark Begich, Mayor



O · R · S · O

Brews Brothers, LLC  
737 West 5<sup>th</sup> Avenue, Anchorage Alaska 99501

November 21, 2008

Ms. Mary Autor  
Senior Planner  
Municipality of Anchorage  
Zoning and Platting Division

Ms. Autor,

The Glacier BrewHouse is planning an expansion to the brewery portion of its operation. Accordingly we are requesting a minor amendment to the existing alcohol conditional use. The expansion will be into the space formerly occupied by Bagoy's Florists which adjoins our existing brewery. The majority owner of the BrewHouse, Bob Acree, is also the sole member of 737 West Fifth Avenue, LLC, which owns the real estate.

The expansion will add approximately 1191 square feet to the brewery space. 433 sq. ft. of this space will be used for grain storage. 422 sq ft will be used for keg washing that is currently done in a crowded area of our basement. The remaining 336 sq ft will be used for storage of beer while fermenting.

The expansion should allow us to produce approximately 1,000 additional barrels of beer in our existing brewery space. We plan that half of this beer will be sold directly to our new restaurant and half will be sold to our wholesaler. Our new capacity will be approximately 4,000 barrels per year. Current Alaska statutes limit a brewpub to producing 15,000 barrels (465,000 gallons) per year. The expansion will not add any additional seating or sales to the existing restaurant and/or bar space.

Please feel free to contact me directly if you have any questions regarding this expansion.

Sincerely,

Robert McCormick  
Glacier BrewHouse  
737 W. 5<sup>th</sup> Avenue  
Anchorage, AK 99501  
(907) 792-3773  
rmccormick@glacierbrewhouse.com

**Autor, Mary P.**

---

**From:** J. Hunter Burton [hburton@eclawfirm.net]  
**Sent:** Wednesday, November 05, 2008 10:39 AM  
**To:** Autor, Mary P.  
**Subject:** Fwd: Glacier Brewhouse Storage Area

Mary:

See comments below from client.

Thanks,

Hunter Burton  
Legal Assistant  
Law Offices of Ernouf & Coffey, P.C.  
3606 Rhone Circle, Suite 110  
Anchorage, Alaska 99508  
Phone: 907-274-3385  
Fax: 907-274-4258  
email: [hburton@eclawfirm.net](mailto:hburton@eclawfirm.net)

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Begin forwarded message:

**From:** "Bob Acree" <[bobacree@gmail.com](mailto:bobacree@gmail.com)>  
**Date:** November 5, 2008 10:37:21 AM AKST  
**To:** "Dan Coffey" <[dcoffey@eclawfirm.net](mailto:dcoffey@eclawfirm.net)>  
**Cc:** "Hunter Burton" <[hburton@eclawfirm.net](mailto:hburton@eclawfirm.net)>, "Robert McCormick" <[rmccormick@glacierbrewhouse.com](mailto:rmccormick@glacierbrewhouse.com)>  
**Subject:** Re: Glacier Brewhouse Storage Area  
**Reply-To:** "Bob Acree" <[bobacree@gmail.com](mailto:bobacree@gmail.com)>

Hunter, the space is actually about 1700 sf if it makes a difference. Let me know when we hear back from the Muni. Our Building Permit is awaiting this being resolved. Thanks, Bob

Begin forwarded message:

**From:** "J. Hunter Burton" <[hburton@eclawfirm.net](mailto:hburton@eclawfirm.net)>  
**Date:** November 4, 2008 2:26:18 PM AKST  
**To:** Mary Autor <[MP@ci.anchorage.ak.us](mailto:MP@ci.anchorage.ak.us)>  
**Subject:** Glacier Brewhouse Storage Area

Mary:

Per our conversation today, I'm writing to briefly describe the new storage area for

the Glacier Brewhouse. I am told that the space in question is an existing building that once was Bogoy's Flower Shop located off of the northwest corner of the Brewhouse. The building is no more than 1,000 square feet, but if you need exact dimensions I can get you that information.

They intend to use the space for washing empty kegs of beer, storing grain (used for brewing beer), and a small portion will be used to hold storage tanks of finished product (beer).

The brewing of the beer and the restaurant operation will remain the same.

The additional storage will not effect sales or seating.

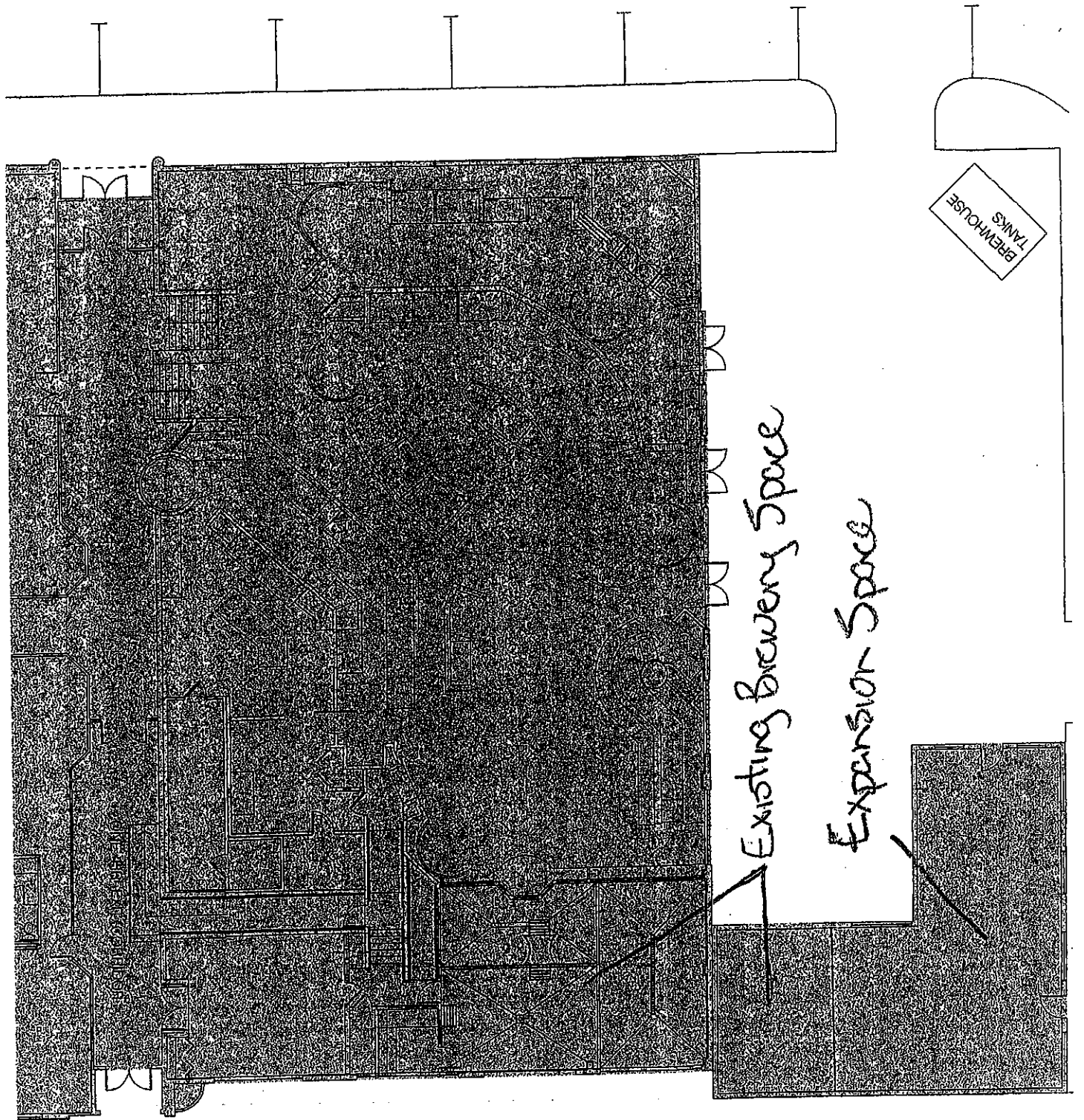
The ABC Board diagram will need to be updated to include this building as "liquor storage", but not as an area considered to be "service or sales" of alcohol.

We do not feel that an amendment to the conditional use should be required, but if you determine one is necessary, we will move forward accordingly.

Thanks,

Hunter Burton  
Legal Assistant  
Law Offices of Ernouf & Coffey, P.C.  
3606 Rhone Circle, Suite 110  
Anchorage, Alaska 99508  
Phone: 907-274-3385  
Fax: 907-274-4258  
email: [hburton@eclawfirm.net](mailto:hburton@eclawfirm.net)

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1 FLOOR PLAN - LEVEL 1  
1/4" = 1'-0"

**Autor, Mary P.**

---

**From:** Autor, Mary P.  
**Sent:** Tuesday, November 25, 2008 7:56 AM  
**To:** 'Robert McCormick'  
**Subject:** RE: Glacier BrewHouse amendment to conditional use

Mr. McCormick: you will need to bring in a check for \$960 which is the fee to process a minor amendment to a previously approved conditional use.

Mary Autor  
Senior Planner  
Zoning and Platting Division  
Office: 343-7941

---

**From:** Robert McCormick [mailto:[rmccormick@glacierbrewhouse.com](mailto:rmccormick@glacierbrewhouse.com)]  
**Sent:** Monday, November 24, 2008 1:36 PM  
**To:** Autor, Mary P.  
**Subject:** Glacier BrewHouse amendment to conditional use

Ms. Autor,  
Please see attached letter and diagrams. Please let me know if there is anything else you may need.

Robert McCormick



737 W. 5th Ave  
Anchorage, AK 99501  
(907) 792-3773  
[rmccormick@glacierbrewhouse.com](mailto:rmccormick@glacierbrewhouse.com)



**Municipality of Anchorage**  
**Planning Department**  
*Counter Sales and Fees*

Planning

Employee: Eileen Pierce

4700 Bragaw St.

Anchorage, AK 99504-

Phone: (907) 343-7931 Fax: (907) 249-7541

<b>Invoice Date:</b> 12/1/2008	<b>Customer Name:</b>
<b>Invoice Number:</b> 1620	<b>Type of Case:</b> Zoning
<b>Order Date:</b> 12/1/2008	

01 07 115419 12/01/08 03:56PM  
052 Planning/Zoning Fee \$960.00

**Bill To:**

Glacier Brew House

Anchorage,

Product Name	Quantity	Unit	Unit Price	Total	Key
Zoning - minor amend/time ext - CU, variance, site plan	1.00	Each	\$960.00	\$960.00	52
<b>Case Number:</b> Zoning Case Number To Be Assigned					
<b>Comment:</b> No Remarks or Comments					

**Total Due: \$960.00**

**PLEASE PAY AT CASHIER**  
(Next to the Building Safety Check-in Station)

Receipt #: \_\_\_\_\_

Cash: \_\_\_\_\_

Check: \_\_\_\_\_

Charge: \_\_\_\_\_

<b>Void:</b> <input type="checkbox"/> <b>Reason:</b> _____
<b>Supervisory Approval:</b> _____

# PARCEL INFORMATION

## APPRaisal INFORMATION

Legal ORIGINAL  
BLK 40 LT 9

~~DEACTIVATED~~  
Parcel 002-105-19-000  
Owner ACREE ROBERT B

# 01

# Descr RETAIL - MULTI OCC  
Site Addr 737 W 5TH AVE

% HILLIGAS COMPANY  
903 W NORTHERN LIGHTS #210  
ANCHORAGE AK 99503 2400

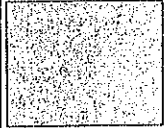
## RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
00210563000	I	

Cross Reference (XRef) Type Legend  
Econ. Link Replat Uncouple  
E = Old to New R = Old to New U = Old to New  
I = New to Old F = New to Old Q = New to Old  
Renumber Combine Lease  
N = New to Old C = New to Old L = GIS to Lease  
X = Old to New P = Old to New M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel

## REZONE

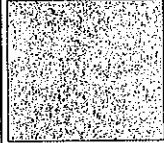


Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

## PLAT



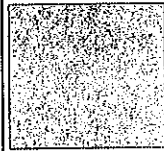
Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

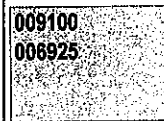
Existing Lots

## PERMITS



Permit Number  
Project  
Work Desc  
Use

## BZAP



Action No. 99237  
Action Date 09/14/1999  
Resolution

Status AWC  
Type CU

Approved with Condition  
Conditional Uses

## ALCOHOL LICENSE



Business Glacier Brewhouse  
Address 737 W 5th Ave  
Anchorage, AK 99501  
License Type Brewpub  
Status Valid/Active

Applicants Name Brews Brothers, The LLC  
Conditions AR 99-237  
AR 2003-63

# **PARCEL INFORMATION**

## **APPRAISAL INFORMATION**

Legal ORIGINAL  
BLK 40 LTS 8THRU10 & LT11 LESS  
E5' OF N20 & LT 12 LESS N20'

Parcel 002-105-63-000  
Owner 737 WEST FIFTH AVENUE LLC

# 01

# Descr RETAIL - MULTI OCC  
Site Addr 737 W 5TH AVE

C/O HILLIGAS CO INC  
903 W NORTHERN LTS BLVD #210  
ANCHORAGE AK 99503 0000

## **RELATED CAMA PARCELS**

Related Parcel(s)	XRef Type	Leased Parcels
00240518000	E	
00240519000	E	

**Cross Reference (XRef) Type Legend**

<b>Econ. Link</b> E = Old to New I = New to Old <b>Renumber</b> N = New to Old X = Old to New	<b>Replat</b> R = Old to New F = New to Old <b>Combine</b> C = New to Old P = Old to New	<b>Uncouple</b> U = Old to New Q = New to Old <b>Lease</b> L = GIS to Lease M = Lease to GIS
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Get "Type" explanation  
Bring up this form focused  
on the related parcel

## **REZONE**

2000-140

Case Number 2000-140 # of Parcels 1 Hearing Date 11/06/2000  
Case Type Zoning conditional use for a multi-family residential development  
Legal A conditional use permit to allow projection of signage and streetscape in public air space. Anchorage Original Townsite, Block 40, Lots 8 thru 10 & Lot 11 less E5' of N20' and Lot 12 Less N20' (Proposed Lot 8A) generally located on the north side of West 5th Avenue and west of "G" Street.

## **PLAT**

S10591

Case Number S10591 Grid 1230 Proposed Lots 1 Existing Lots 5  
Action Type Short Plat only Action Date 05/15/2000  
Legal Lots 7, 8, 9, 10, 11, & 12, Block 40, Original Townsite of Anchorage, according to the Bureau of Land Management Survey thereof, EXCEPTING THEREFROM the South 10 feet, as taken for street and sidewalk purposes, ALSO SAVING AND EXCEPTING THEREFROM the North 20.5 feet of the East 5 feet of said Lot 11, and the North 20.5 feet of said Lot 12, located within the NW 1/4 of Section 18, T13N, R3W, S.M., AK

## **PERMITS**

00 5299  
01 6107  
02 5823  
08 4960

Permit Number 00 5299  
Project  
Work Desc Tenant improvement- remove existing non-bearing walls, windows and install new  
Use OFFICE

## **BZAP**

009506

Action No. 00140  
Action Date 11/06/2000  
Resolution Status APR Ruling Approved  
Type CU Conditional Uses

## **ALCOHOL LICENSE**

3978  
4012  
4258

Business Glacier Brew House  
Address 737 W 5th Ave #110  
Anchorage, AK 99501  
Applicants Name Brews Brothers, LLC, The  
Conditions AR 99-237  
License Type Beverage Dispensary  
Status Valid/Active

# **PARCEL INFORMATION**

## **APPRAISAL INFORMATION**

Legal ORIGINAL  
BLK 40 LT 11  
LESS E5' OF N20'

DEACTIVATED  
Parcel 002-105-53-000  
Owner ACREE ROBERT B

# 01

# Descr RETAIL - SINGLE OCCU  
Site Addr 737 W 5TH AVE

% HILLIGAS COMPANY  
903 W NORTHERN LIGHTS #210  
ANCHORAGE AK 99503 2400

## **RELATED CAMA PARCELS**

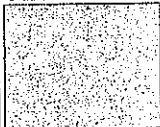
Related Parcel(s)	XRef Type	Leased Parcels
00210517000	Q	
00210563000		

**Cross Reference (XRef) Type Legend**

<b>Econ. Link</b>	<b>Replat</b>	<b>Uncouple</b>
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
<b>Renumber</b>	<b>Combine</b>	<b>Lease</b>
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel

## **REZONE**

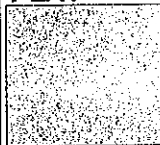


Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

## **PLAT**



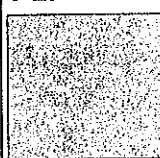
Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

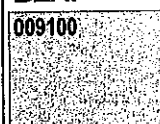
Existing Lots

## **PERMITS**



Permit Number  
Project  
Work Desc  
Use

## **BZAP**



Action No. 99237  
Action Date 09/14/1999  
Resolution

Status AWC  
Type CU

Approved with Condition  
Conditional Uses

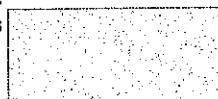
## **ALCOHOL LICENSE**



Business  
Address

License Type  
Status

Applicants Name  
Conditions



# **PARCEL INFORMATION**

## **APPRAISAL INFORMATION**

Legal ORIGINAL  
BLK 40 LT 8

DEACTIVATED  
Parcel 002-105-20-000  
Owner ACREE ROBERT B

# 01

% HILLIGAS COMPANY  
903 W NORTHERN LIGHTS #210  
ANCHORAGE AK 99503 2400

# Descr RESTAURANT  
Site Addr 737 W 5TH AVE

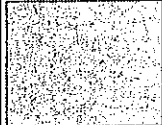
## **RELATED CAMA PARCELS**

Related Parcel(s)	XRef Type	Leased Parcels
00210563000		

**Cross Reference (XRef) Type Legend**  
 Econ. Link Replat Uncouple  
 E = Old to New R = Old to New U = Old to New  
 I = New to Old F = New to Old Q = New to Old  
 Renumber Combine Lease  
 N = New to Old C = New to Old L = GIS to Lease  
 X = Old to New P = Old to New M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel

## **REZONE**



Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

## **PLAT**



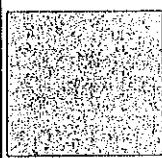
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Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

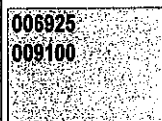
Existing Lots

## **PERMITS**



Permit Number  
Project  
Work Desc  
Use

## **BZAP**

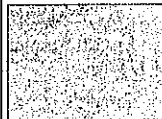


Action No. 94293  
Action Date 10/04/1994  
Resolution

Status APR  
Type CU

Ruling Approved  
Conditional Uses

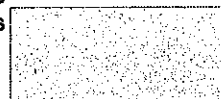
## **ALCOHOL LICENSE**



Business  
Address

License Type  
Status

Applicants Name  
Conditions



---

**Parcels Economically Linked**  
**To Master: 00210563000**

00210518000

00210519000

00210520000

00210552000

00210553000





# Municipality of Anchorage

## Building Safety Division



### ZONING COMMENTS

Reviewed by **AGLER, DEB A.**

Phone: 343-8397

Fax: 249-7453

Permit #: **08 5172**

Changeorder #: 0

Date: 11/3/2008

Lot: Block: 40

Tract:

Subdivision: ORIGINAL

Project **GLACIER BREWHOUSE**

Contact:	Name:	Phone:	Fax:
OWNER	737 WEST FIFTH AVENUE LLC		
GENERAL CONTRACTOR	BOSLOUGH CONSTRUCTION INC	(907)276-4647	(907)279-6045
	*R		
CONTACT PERSON	TONY EPPL	(907)276-4147	(907)279-6045
ARCHITECT/DESIGNER	KPB ARCHITECTS	(907)274-7443	(907)274-7407

#### Plan Review Comments:

- 1. Status - comments agler 11.2.08
- 2. The expansion of the brewery MAY require an amendment to the existing conditional use permit for the alcohol. Please contact Mary Autor 343-7941 for more information. Either an email from Mary or another type of confirmation addressing the conditional use is required for zoning's approval. agler
- 3. Zoning district B-2B does not require parking and the proposed use is permitted.

# PARCEL INFORMATION

## APPRAISAL INFORMATION

Legal ORIGINAL

BLK 40 LTS 8THRU10 & LT11 LESS  
E5' OF N20 & LT 12 LESS N20'

Parcel 002-105-63-000

Owner 737 WEST FIFTH AVENUE LLC

# 01

C/O HILLIGAS CO INC

903 W NORTHERN LTS BLVD #210

ANCHORAGE

AK 99503 0000

# Descr RETAIL - MULTI OCC

Site Addr 737 W 5TH AVE

## RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
002-10518000	E	
002-10519000	E	

**Cross Reference (XRef) Type Legend**

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation

Bring up this form focused  
on the related parcel

## REZONE

2000-140

Case Number 2000-140

# of Parcels 1

Hearing Date 11/06/2000

Case Type Zoning conditional use for a multi-family residential development

Legal A conditional use permit to allow projection of signage and streetscape in public air space. Anchorage Original Townsite, Block 40, Lots 8 thru 10 & Lot 11 less E5' of N20' and Lot 12 Less N20' (Proposed Lot 8A) generally located on the north side of West 5th Avenue and west of "G" Street.

## PLAT

S10591

Case Number S10591

Grid 1230

Proposed Lots 1

Existing Lots 5

Action Type Short Plat only

Action Date 05/15/2000

Legal Lots 7, 8, 9, 10, 11, & 12, Block 40, Original Townsite of Anchorage, according to the Bureau of Land Management Survey thereof, EXCEPTING THEREFROM the South 10 feet, as taken for street and sidewalk purposes, ALSO SAVING AND EXCEPTING THEREFROM the North 20.5 feet of the East 5 feet of said Lot 11, and the North 20.5 feet of said Lot 12, located within the NW 1/4 of Section 18, T13N, R3W, S.M., AK

## PERMITS

00-5299  
01-6107  
02-5823  
08-4960

Permit Number 00 5299

Project

Work Desc Tenant improvement- remove existing non-bearing walls, windows and  
insta ll new

Use OFFICE

## BZAP

009506

Action No. 00140

Action Date 11/06/2000

Resolution

Status APR

Type CU

Ruling Approved

Conditional Uses

## ALCOHOL LICENSE

3978  
4012  
4258

Business Orso Ristorante

Address 737 W 5th Ave

Anchorage, AK 99501

Applicants Name Brews Brothers LLC

Conditions AR 99-237

AR 2003-63

License Type Brewpub

Status Valid/Active

# PARCEL INFORMATION

## OWNER

737 WEST FIFTH AVENUE LLC

C/O HILLIGAS CO INC

903 W NORTHERN LTS BLVD #210

ANCHORAGE AK 99503 0000

Deed 2002 0076920

CHANGES: Deed Date Feb 01, 2002

Name Date Mar 14, 2002

Address Date Nov 14, 2006

## PARCEL

Parcel ID 002-105-63-000

Status

Renumber ID 002-105-19-00000

Site Addr 737 W 5TH AVE

Comm Concl DOWNTOWN

Comments

#

01

## TAX INFO

2008 Tax 82,774.99 Balance 0.00 District 001

## LEGAL

ORIGINAL

BLK 40 LTS 8THRU10 & LT11 LESS

E5' OF N20 & LT 12 LESS N20'

Unit SQFT 31,400

Plat 000000

Zone B2B

Grid SW1230

## HISTORY

	Year	Building	Land	Total
Assmt Final	2006	3,674,700	1,130,400	4,805,100
Assmt Final	2007	3,461,300	1,413,000	4,874,300
Assmt Final	2008	3,832,100	1,727,000	5,559,100
Exemptions				0
State Credit				0
Tax Final				5,559,100

## PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	RETAIL - MULTI OCC

## SALES DATA

Mon	Year	Price	Source	Type

CLERK'S OFFICE  
AMENDED AND APPROVED

Date: 10-4-94

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Community Planning and  
Development  
For reading October 4, 1994

Anchorage, Alaska  
AR 94-293 (as amended)

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A  
CONDITIONAL USE FOR SALES OF ALCOHOLIC BEVERAGES (RESTAURANT AND  
BREWERY LICENSES) LOCATED ON ANCHORAGE, ORIGINAL TOWNSITE, BLOCK 40,  
LOTS 7, 8 AND 9 (Hliya Inc. d.b.a. Snow Goose Restaurant and Brewery) (Case 94-158)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for Anchorage, Original Townsite, Block 40, Lots 7, 8  
and 9 is approved subject to the following conditions:


1. A notice of Zoning Action shall be filed with the District Recorders Office within 120  
days of the Alcoholic Beverage Control Board's approval of the license.
2. All construction and uses shall conform with the plans and narrative submitted which  
includes: Floor Plan untitled and identified as Alcoholic Beverage Control Board  
Licensed Premises Diagram; Snow Goose Restaurant & Brewery, Dated July 29,  
1994.

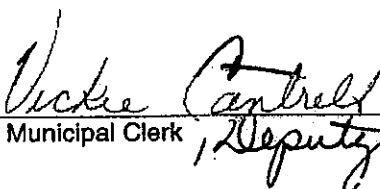
3. No adult entertainment as defined by AMC 10.40.050 is permitted at this location.

Section 2. This resolution shall become effective immediately upon passage and approval  
by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 4th day of  
October, 1994

ATTEST:

  
Chairman

  
Municipal Clerk, Deputy

(94-158)  
(002-105-19,20,21)

**Liquor License Identify Results****License Information**

License Number: 3985  
Requested Action: Renewal  
Request Date: 17/4/07  
Approval Date: 17/4/07  
Protest Date: 22/5/07  
License Doc. Number: AM 269-2007  
ABC Approval Date: 18/4/07  
Restaurant Date:  
License Type: Brewpub  
License Years: 07-08  
Parcel ID: 00210519000  
AM 163-2003 app 2/25/03 AM 476-2001 ap April 19, 2001.  
This is and economically linked parcel. The license is on  
00210520000 and a grain hopper sets on parcel 00210521000  
at 747 W. 5th Ave. AR99-237 dated 9/14/99 refers to parcel  
00210521000. AM 269-2007 ap renewal 4/17/07

**Associated Conditions**

Document Number: AR 99-237  
Condition Type: Land Use Conditions  
Request Date:  
Approval Date: 14/9/99  
Comments: amendment to CUP

Document Number: AR 2003-63  
Condition Type: Land Use Conditions  
Request Date: 18/3/03  
Approval Date: 22/4/03  
Comments: CUP public hearing has been set for April 22, 2003, case 2003-058, parcel ID# 002-105-21-000.

**Applicant Information**

Applicant Name: Brews Brothers, The LLC  
Applicant Address: 737 W 5th Ave Ste 110  
Anchorage AK 99501  
License Status: Valid/Active  
Status Date: 18/6/07

**Business Information**

Business Name: Glacier Brewhouse

Business Address: 737 W 5th Ave  
Anchorage AK 99501  
Business Phone 1: 9077923761  
Business Phone 2: 9077923740

## Community Council Information

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Community Council: Downtown  
Type: Primary

## Owner Information

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Name: Anderson, James C.  
Name: Acree, Robert



O · R · S · O ·

Brews Brothers, LLC  
737 West 5<sup>th</sup> Avenue, Anchorage Alaska 99501

November 21, 2008

Ms. Mary Autor  
Senior Planner  
Municipality of Anchorage  
Zoning and Platting Division

Ms. Autor,

The Glacier BrewHouse is planning an expansion to the brewery portion of its operation. Accordingly we are requesting a minor amendment to the existing alcohol conditional use. The expansion will be into the space formerly occupied by Bagoy's Florists which adjoins our existing brewery. The majority owner of the BrewHouse, Bob Acree, is also the sole member of 737 West Fifth Avenue, LLC, which owns the real estate.

The expansion will add approximately 1191 square feet to the brewery space. 433 sq. ft. of this space will be used for grain storage. 422 sq ft will be used for keg washing that is currently done in a crowded area of our basement. The remaining 336 sq ft will be used for storage of beer while fermenting.

The expansion should allow us to produce approximately 1,000 additional barrels of beer in our existing brewery space. We plan that half of this beer will be sold directly to our new restaurant and half will be sold to our wholesaler. Our new capacity will be approximately 4,000 barrels per year. Current Alaska statutes limit a brewpub to producing 15,000 barrels (465,000 gallons) per year. The expansion will not add any additional seating or sales to the existing restaurant and/or bar space.

Please feel free to contact me directly if you have any questions regarding this expansion.

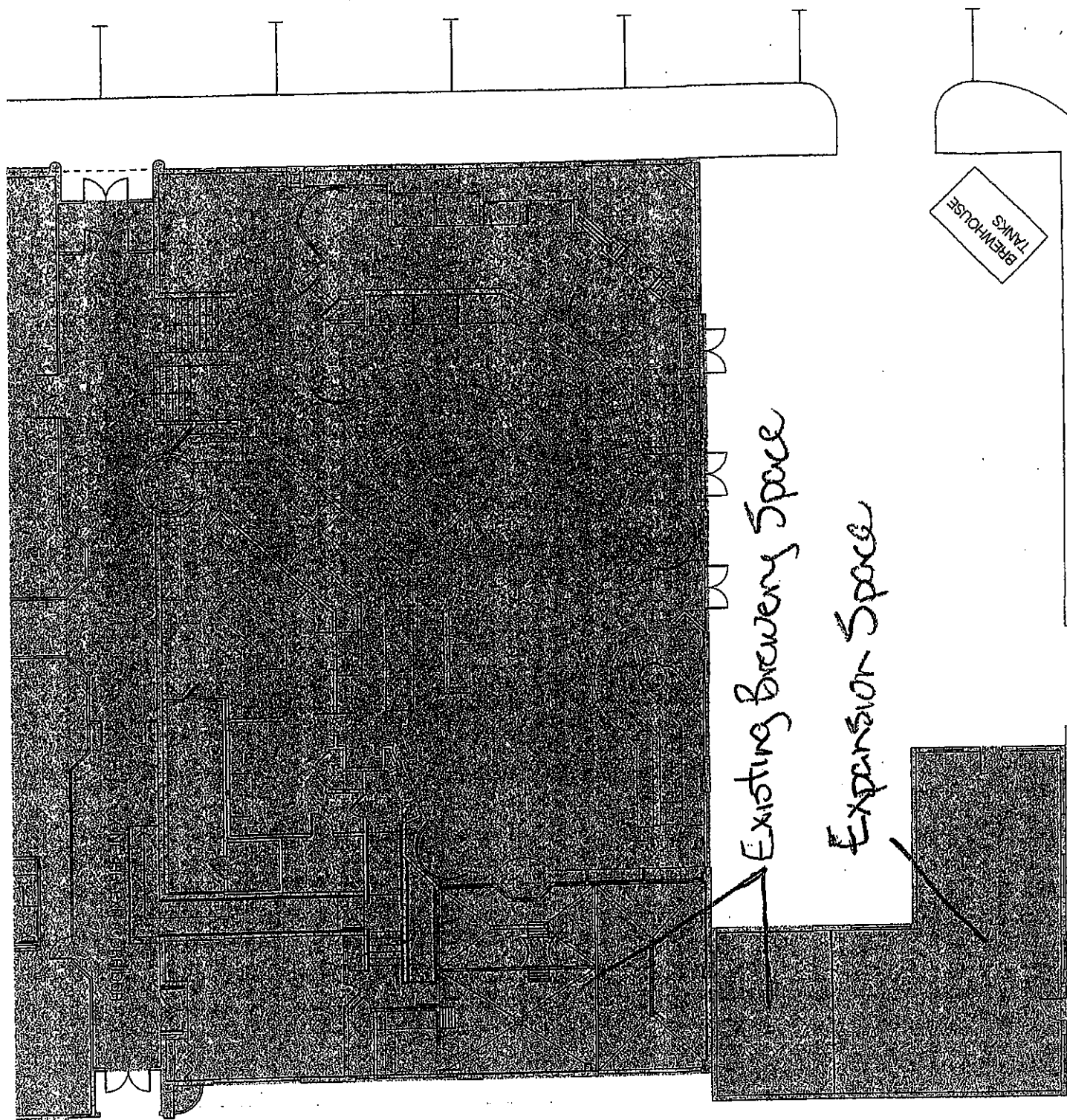
Sincerely,

Robert McCormick  
Glacier BrewHouse  
737 W. 5<sup>th</sup> Avenue  
Anchorage, AK 99501  
(907) 792-3773  
rmccormick@glacierbrewhouse.com



20





CLERK'S OFFICE

APPROVED

Date: 2-18-03

Submitted by: Assemblymember Tesche

Prepared by: Department of Assembly

For reading: March 18, 2003

ANCHORAGE, ALASKA

AR NO. 2003- 63

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A  
2 MINOR MODIFICATION TO AN EXISTING CONDITIONAL USE WHICH PERMITS THE  
3 SALE OF ALCOHOLIC BEVERAGES TO CORRECT THE PREMISES FLOOR PLAN  
4 LOCATED AT ANCHORAGE ORIGINAL TOWNSITE, BLOCK 40, LOTS 7 THROUGH  
5 12, GENERALLY LOCATED ON THE NORTH SIDE OF WEST 5<sup>TH</sup> AVENUE BETWEEN  
6 "H" AND "G" STREETS (BREWS BROTHERS, LLC, D/B/A GLACIER BREWHOUSE  
7 AND ORSO).

8  
9  
10 THE ANCHORAGE ASSEMBLY RESOLVES:

11 Section 1. The existing conditional use permit for a beverage dispensary license, a  
12 duplicate beverage dispensary license, a brewpub license, and a recently approved duplicate brewpub  
13 license located at Anchorage Original Townsite, Block 40, Lots 7 through 12, is hereby modified and  
14 approved subject to the following conditions:  
15

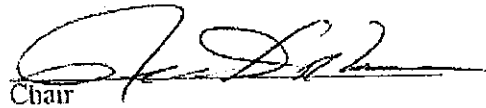
- 16 1. A notice of Zoning Action shall be filed with the District Recorders Office within  
17 Sixty (60) days of the date that the Department of Planning informs the Applicant  
18 that such Notice is prepared and ready for filing; and  
19
- 20 2. The floor plan which is attached to this Resolution is hereby approved as the  
21 premises approved for this conditional use allowing the sale and service of alcoholic  
22 beverages and the accessory use as a brewpub brewery for the licenses issued by the  
23 Alcoholic Beverage Control Board. Any change in the premises shall require a  
24 modification of the conditional use.  
25
- 26 3. All conditions previously imposed by the existing conditional use shall remain in full  
27 force and effect; and  
28
- 29 4. The conditions of approval of the duplicate brewpub license, which was approved  
30 January 25, 2003, shall apply to this conditional use.  
31

32 Section 2. Failure of the Applicant to comply with the conditions of the conditional use  
33 as amended or modified shall constitute grounds for revocation of the conditional use.  
34

35 Section 3. This Resolution shall become effective immediately upon passage and approval  
36 by the Anchorage Assembly.  
37  
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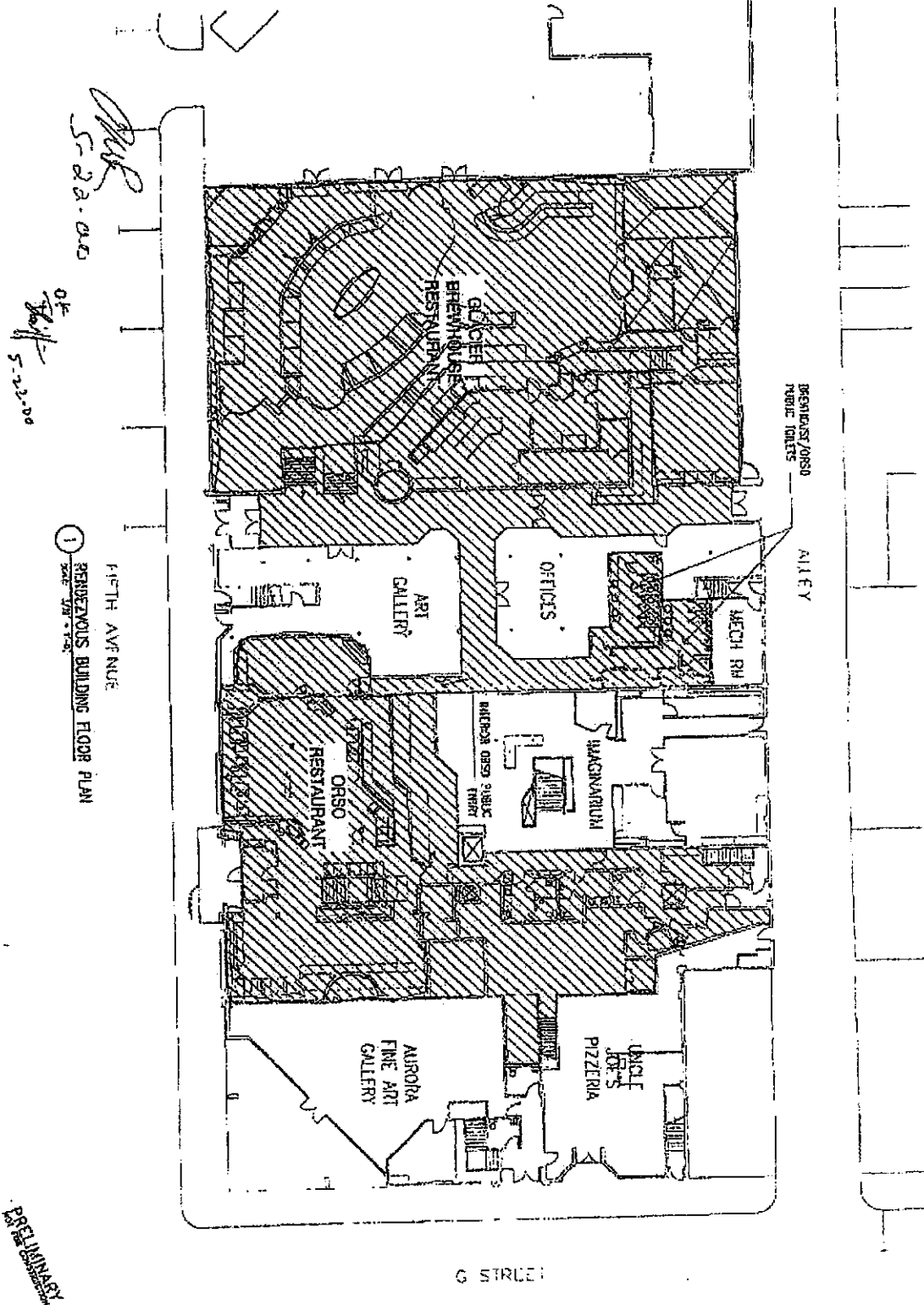
1 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_  
2 2003.  
3

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Chair 

ATTEST:

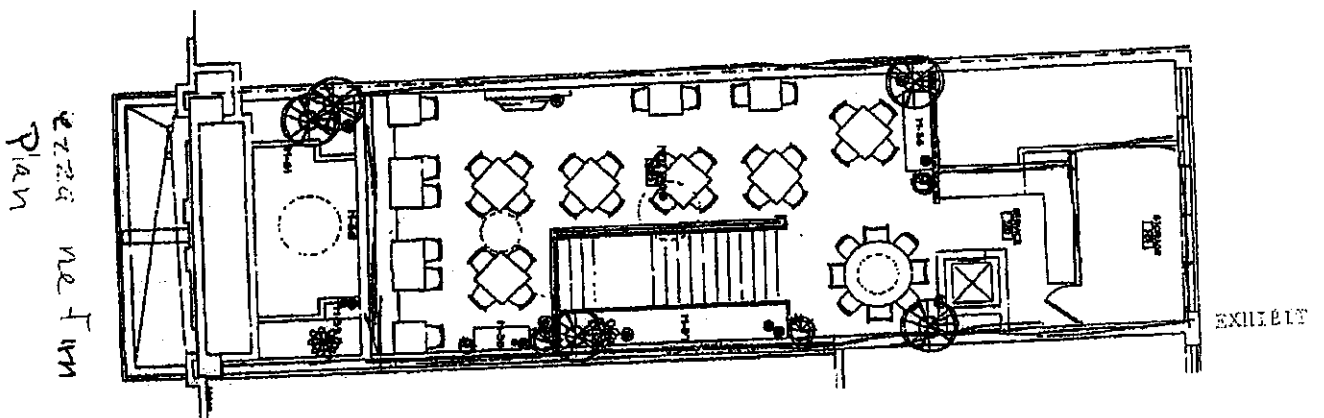
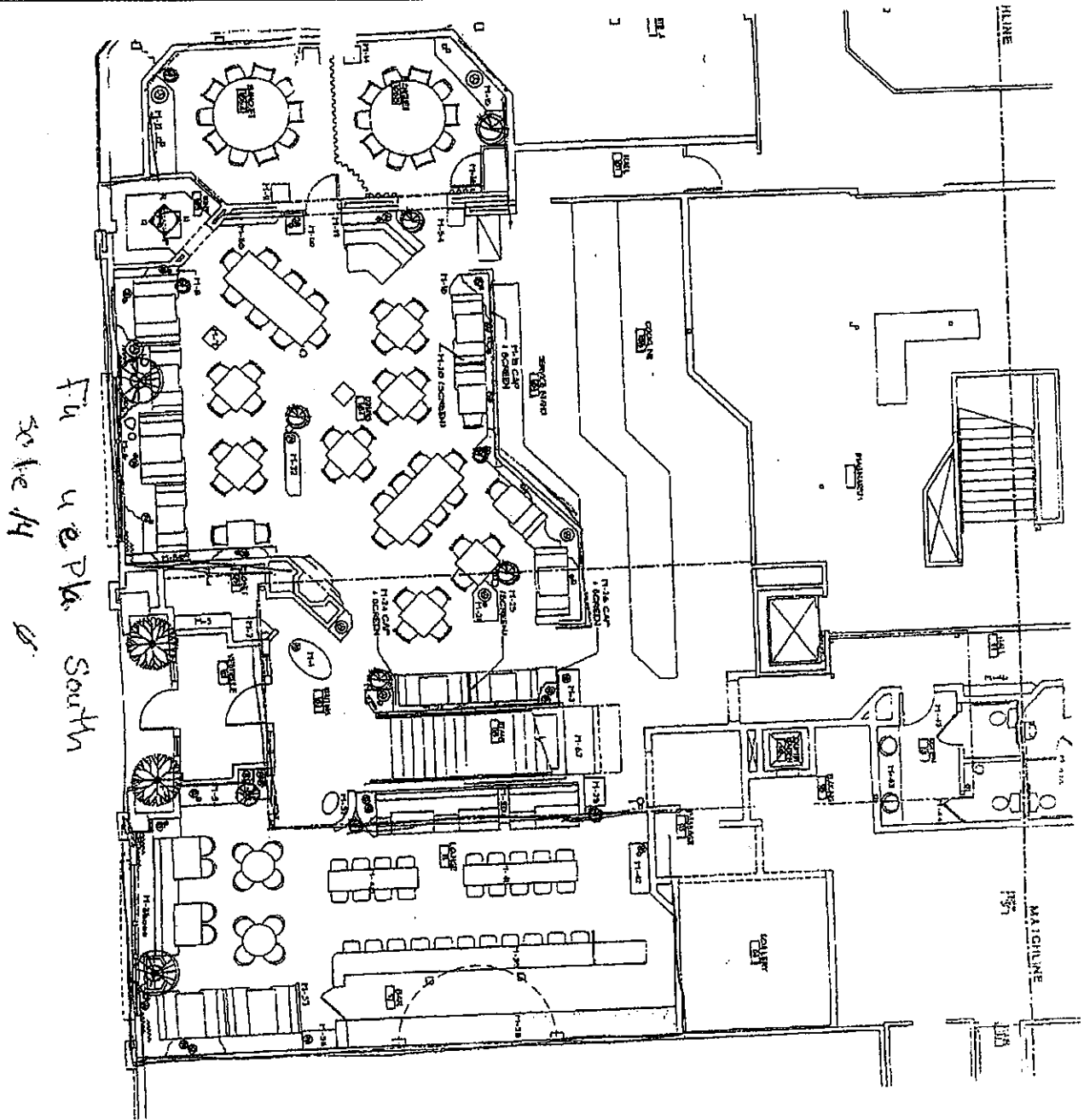
Municipal Clerk



RENDEZVOUS BUILDING  
ACREE PROPERTIES  
ANCHORAGE, ALASKA  
RENDEZVOUS BUILDING CIRCULATION DIAGRAM



EXHIBIT "A"



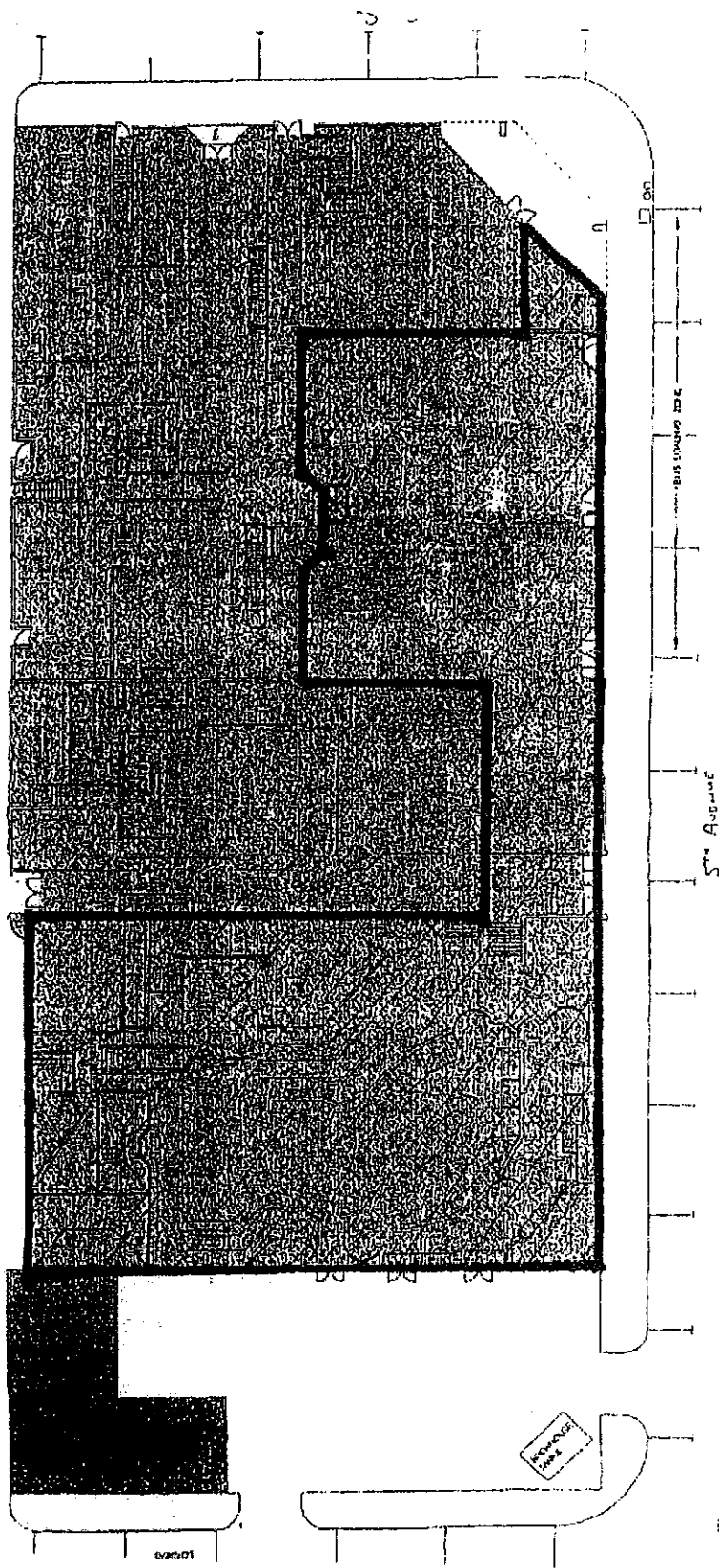


EXHIBIT C'

## MEMO TO ASSEMBLY

LAW OFFICES OF DAN K. COFFEY, PC  
207 East Northern Lights Blvd  
Suite 200  
Anchorage, Alaska, 99503  
Facsimile: (907) 274-4258  
Phone: (907) 274-3385  
e mail: dcoffey@coffey-law.net

TO: MUNICIPAL CLERK  
ATTN: ASSEMBLYMAN ALLAN TESCHE  
FROM: THE LAW OFFICES OF DAN COFFEY, PC  
RE: MINOR MODIFICATION OF CONDITIONAL USE FOR BREWS  
BROTHERS, LLC.  
DATE: 3/13/03

Our firm represents Brothers, LLC, d/b/a Glacier Brewhouse and Orso's. We previously submitted an application for a duplicate brewpub license which the Assembly approved in mid January, 2003. At that time, the Planning Department staff reviewed the existing conditional use for the licensed premises. As a result of that review and subsequent discussions with staff, our Client filed a request for a minor modification to the current conditional use.

As noted, our Client has an existing conditional use for the sale of alcoholic beverages for both of its operating restaurants located at 737 W. 5<sup>th</sup> Ave. This conditional use was modified on September 14, 1999 at the time the duplicate liquor license for Orso's Restaurant was applied for and approved by the Assembly and the ABC Board. This existing conditional use provides for the sale of alcoholic beverages on the Glacier Brewhouse and Orso premises and for an accessory use for a brewery associated with the existing brewpub license.

During the duplicate license application process, certain discrepancies were found in the floor plans between those submitted to the ABC Board and those submitted to the Planning Department in 1999. This difference occurred because of corrections made on the floor plan arising out of discussions with the ABC Board. The modified floor plan was never submitted to the Planning Department. While the differences between the two floor plans are small, the premises should be accurately and consistently described in both the City Conditional Use Permit and the ABC Board Permit.

The attached floor plans (Exhibits "A" & "B") correct the Conditional Use Permit to reflect the actual premises for which the

Conditional Use Permit was granted. Exhibit "A" reflects the correct floor plan which is currently on file with the ABC Board, but not the Planning Department. Exhibit "B" reflects a more detailed floor plan for Orso's showing the seating. This floor plan also shows the upstairs area which was not clearly depicted on the original submittal to the Planning Department even though this area has been used since the commencement of operation of Orso's. Approval of this minor modification will correct the discrepancy and result in an accurate depiction of the licensed premises in the Planning Department's record.

This minor modification will in no way change the actual use of the licensed premise. The minor modification is required only to establish the correct floor plan of the business. The total production under the brew pub license will not be increased. There will be no retail sales on the Orso premises. The duplicate brew pub license merely allows Orso's to brew and wholesale additional beer within the same total capacity cap. In short, absent the inaccurate floor plan previously submitted, this modification would not be required.

The application for a minor modification is complete. The fees have been paid. My office has met with the Planning Department staff on two occasions to review the application and answer staff's questions. The application for the minor modification has now been approved by the staff.

On Tuesday, my office received notice that this matter will be considered by the Anchorage Assembly on April 22, 2003. However, if it is possible for this item to be considered at an earlier date my client would greatly appreciate it as this would allow the production of Orso beer at a much earlier date.

Thank you for your consideration of this request. Should you have any questions or concerns please feel free to contact me at anytime.

Law Offices of Dan K. Coffey, PC

By: Dan K. Coffey  
Dan K. Coffey  
Senior Attorney



**AUTHORIZATION FOR REPRESENTATION**

TO: MUNICIPALITY OF ANCHORAGE  
FROM: BREWS BROTHERS, LLC  
RE: MINOR MODIFICATION OF EXISTING CONDITIONAL  
AUTHORIZATION FOR REPRESENTATION

DATE 2/5/03

TO WHOM IT MAY CONCERN:

THE PURPOSE OF THIS MEMO is to inform the Municipality of Anchorage that BREWS BROTHERS, LLC, an Alaskan Limited Liability Company, d/b/a Glacier Brewhouse and Orso's Restaurant, which is applying for minor modification to an existing Conditional Use Permit,


HEREBY AUTHORIZES the Law Offices of Dan K. Coffey, PC, Dan K. Coffey and his staff to represent the Company with regard to all aspects of its application for the minor modification of the Conditional Use Permit; and

FURTHER AUTHORIZES the Law Firm to execute such forms and applications as may be required to transfer the ownership and location of such license and to obtain the conditional use permit.

Questions concerning this authorization may be directed to Company at 274-2739.

DATED at Anchorage, Alaska this 15 day of February, 2003

Brews Brothers, LLC

By:   
Its: Managing Member

CLERK'S OFFICE  
AMENDED AND APPROVED  
Date: 9-14-99

Submitted by: Chairman of the Assembly at the  
Request of the Mayor  
Prepared by: Community Planning and  
Development  
For reading: SEPTEMBER 14, 1999

Anchorage, Alaska.  
AR 99- 237

SEP 27 1999

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN  
2 AMENDMENT TO A CONDITIONAL USE FOR SALES OF ALCOHOLIC BEVERAGES TO  
3 ADD A BEVERAGE DISPENSARY LICENSE, BEVERAGE DISPENSARY LICENSE  
4 DUPLICATE, AND A BREWPUB TO THE PREMISES LOCATED AT ANCHORAGE ORIGINAL  
5 TOWNSITE, BLOCK 40, LOTS 7 THROUGH 12, GENERALLY LOCATED ON THE NORTH  
6 SIDE OF WEST 5TH AVENUE AND BETWEEN "H" & "G" STREETS  
7 (Brews Brothers, LLC, d.b.a. Glacier Brewhouse)(Case 99-164)

8  
9  
10 THE ANCHORAGE ASSEMBLY RESOLVES:

11 Section 1. The conditional use permit for a restaurant and eating place license and brewery  
12 license located on Anchorage Original Townsite, Block 40, Lots 7 through 12, is amended to a  
13 beverage dispensary license, beverage dispensary license duplicate, ~~restaurant and eating~~  
14 ~~place license~~, and a brewpub and approved subject to the following conditions:

- 15  
16 1. A notice of Zoning Action shall be filed with the District Recorders Office within 120 days  
17 of the Alcoholic Beverage Control Board's approval of the license.  
18 2. All construction and uses shall substantially conform to the plans and narrative  
19 submitted.  
20 3. The use of the property by any person for the permitted purposes shall comply with all  
21 current and future federal, state and local laws and regulations including but not limited  
22 to laws and regulations pertaining to the sale, dispensing, service and consumption of  
23 alcoholic beverages and the storage, preparation, sale, service and consumption of  
24 food. The owner of the property, the licensee under the Alcoholic Beverage Control  
25 license and their officers, agents and employees shall not knowingly permit or  
26 negligently fail to prevent the occurrence of illegal activity on the property.

27 Section 2. Failure to comply with the conditions of this conditional use permit shall constitute  
28 grounds for its revocation.

29 Section 3. This resolution shall become effective immediately upon passage and approval by  
30 the Anchorage Assembly.

31 PASSED AND APPROVED by the Anchorage Assembly this 14<sup>th</sup> day of  
32 September, 1999.

33  
34  
35 ATTEST:

Chairman

Municipal Clerk

(99-164)  
(002-105-18, 19, 20, 21, 52 and 53)  
AM 816-99

## NOTICE OF ZONING ACTION

This notice announces that a zoning conditional use has been duly approved by the Municipal Assembly of the Municipality of Anchorage providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the zoning conditional use approval as set forth in the Municipal zoning file 99-164. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved zoning conditional use or any subsequent amendments hereto.

**LEGAL:** Anchorage Original Townsite, Block 40, Lots 7 thru 12, S.M. Anchorage Recording District, Alaska. Generally located on the north side of West 5<sup>th</sup> Avenue and between "H" & "G" Streets

**PETITIONER:** Brews Brothers, LLC

**REQUEST:** A conditional use for a beverage dispensary/ brew pub liquor license

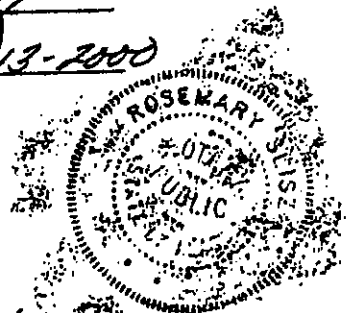
*Lejane Ferguson*  
Municipal Clerk  
Municipality of Anchorage

STATE OF ALASKA )  
 )  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 27 day of September, 1999 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Lejane Ferguson, to me known to be the duly appointed Municipal Clerk of the Municipal Assembly and acknowledged to me that she had in her official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 27 day of September, 1999 in this certificate first above written.

*Rosemary Slis*  
Notary Public in and for Alaska  
My Commission expires: 4-13-2000



062238  
ANCHORAGE  
RECORDING DISTRICT

15-CC 1999 DC -1 PH 3:17

REQUESTED BY

*D.O. Dan Coffey*

TO: Dan L. Coffey  
207 E. Northern Lights  
Suite 200  
Anch. AK. 99503  
274-3388

**Content ID:** 007199**Type:** AR\_AllOther - All Other Resolutions

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
A MINOR AMENDMENT TO AN ALCOHOLIC BEVERAGES CONDITIONAL  
USE IN THE B-2B (CENTRAL BUSINESS DISTRICT, INTERMEDIATE) TO  
MODIFY THE LICENSED PREMISE FOR A BREWPUB USE AND LICENSE

**Title:** PER AMC 21.40.160 D.13 FOR GLACIER BREWHOUSE; LOCATED AT 737  
WEST 5<sup>TH</sup> AVENUE, WITHIN ANCHORAGE ORIGINAL TOWNSITE, BLOCK  
40, LOTS 7 THROUGH 12; GENERALLY LOCATED ON THE NORTHEAST  
CORNER OF WEST 5<sup>TH</sup> AVENUE AND H STREET (Downtown Community  
Council) (Case 2009-011)

**Author:** weaverjt

**Initiating**  
**Dept:** Planning

**Description:** A MINOR AMENDMENT TO AN ALCOHOLIC BEVERAGES CONDITIONAL  
USE IN THE B-2B (CENTRAL BUSINESS DISTRICT, INTERMEDIATE) TO  
MODIFY THE LICENSED PREMISE FOR A BREWPUB USE FOR GLACIER  
BREWHOUSE

**Date**  
**Prepared:** 12/4/08 4:30 PM

**Director**  
**Name:** Tom Nelson

**Assembly**  
**Meeting Date:** 12/16/08

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	12/5/08 10:28 AM	Exit	Heather Handyside	Public	007199
MuniMgrCoord_SubWorkflow	12/5/08 10:28 AM	Approve	Heather Handyside	Public	007199
MuniManager_SubWorkflow	12/5/08 10:28 AM	Approve	Heather Handyside	Public	007199
ECD_SubWorkflow	12/4/08 5:50 PM	Approve	Jennifer Allen	Public	007199
Planning_SubWorkflow	12/4/08 5:32 PM	Approve	Tom Nelson	Public	007199
AllOtherARWorkflow	12/4/08 4:32 PM	Checkin	Jerry Weaver Jr.	Public	007199