

Chris Brown - 16 ZUNE 1004

Butchertown parcels to become homes, restaurant



Sheldon S. Shafer, @sheldonshafer 5:11 p.m. EST February 3, 2016



(Photo: Google Street View)

A development group headed by Andy Blieden intends to develop 10 parcels in Butchertown along Wenzel Street with a combination of residences, commercial uses, studios and a restaurant.

Blieden, doing business as Butcher Block Properties LLC, has filed documents with the Metro Department of Planning and Design Services outlining plans for the 10 contiguous small parcels. They form an irregular shaped site on the east side of Wenzel, between Main and Washington streets, and just west of where Story Avenue joins Main.

The parcels are proposed for developments with footprints of mostly less than 2,000 square feet of space.

The documents indicate that five of the parcels are targeted for unspecified commercial uses, one parcel is designated as "office/commercial," one is designated for residential use, two are slated for studios and one is planned for a restaurant.

Blieden plans to rezone the four northernmost parcels from a multi-family category to C-2 Commercial zoning. The southern six parcels do not require Metro Planning rezoning, although three of those tracts will need some waivers and variances before development.



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Taste of Butchertown offers food, photos

[\(http://www.courier-journal.com/story/entertainment/dining/restaurant/2016/02/01/taste-butchertown-offers-food-photo-exhibit/79643972/\)](http://www.courier-journal.com/story/entertainment/dining/restaurant/2016/02/01/taste-butchertown-offers-food-photo-exhibit/79643972/)

In a letter submitted with the documents, Blieden agents said some existing major structures on the properties will be preserved and that some renovations and repairs are already underway. Some ancillary structures and additions will be removed.

Blieden said in an interview that he is restoring at least nine buildings on the property and that well over \$1 million will be invested in the development.



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Valentine's evening at Butchertown Grocery

[\(http://www.courier-journal.com/story/entertainment/buzz-around-town/2016/01/26/chef-bobby-benjamins-butchertown-grocery/79347598/\)](http://www.courier-journal.com/story/entertainment/buzz-around-town/2016/01/26/chef-bobby-benjamins-butchertown-grocery/79347598/)

"The vision for this project is a cohesive mixed-use development on separate lots that shares common outdoor spaces between residential, commercial and office uses," the letter said.

Blieden intends to close a small alley that juts into the property.

Blieden also owns the Butchertown Market on Story near the Wenzel Street properties.

Reporter Sheldon S. Shafer can be reached at (502) 582-7089, or via email at [sshfer@courier-journal.com](mailto:sshafer@courier-journal.com).

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