

BREEZE WINE BAR & SPIRITS

OWNER:

BREITENSTEIN PROPERTIES, LLC.
1020 LOGAN STREET
LOUISVILLE, KY 40204

ENGINEERS:

HERITAGE ENGINEERING, LLC.
642 SOUTH 4TH STREET, SUITE 100
LOUISVILLE, KY 40202

OPERATORS:

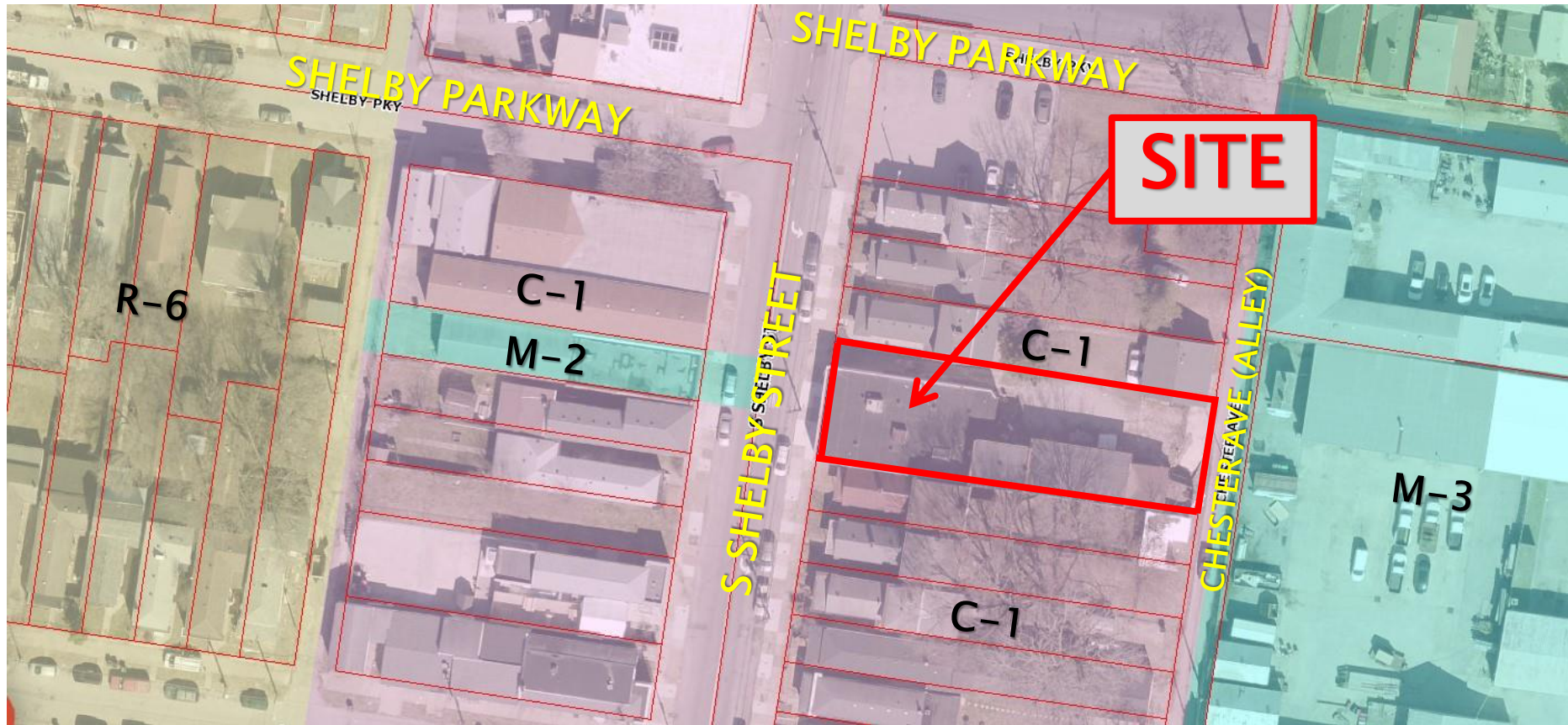
SARAH HEIGHT
CHELSEA MOORE

ARCHITECTS:

STUDIO KREMER ARCHITECTS
1231 SOUTH SHELBY STREET
LOUISVILLE, KY 40203

PLANNING COMMISSION
MARCH 17, 2022

ZONING MAP



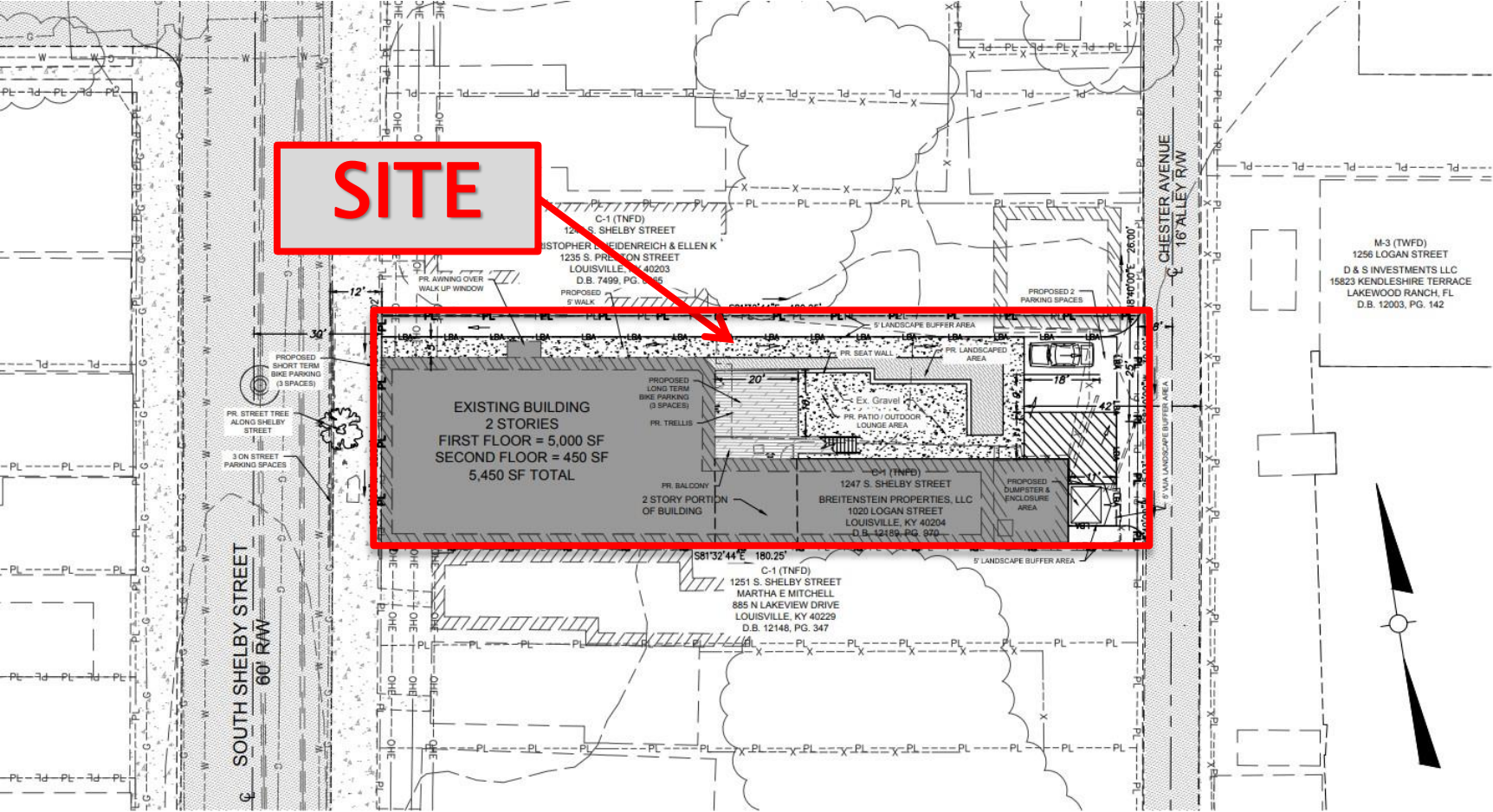
STREET VIEW



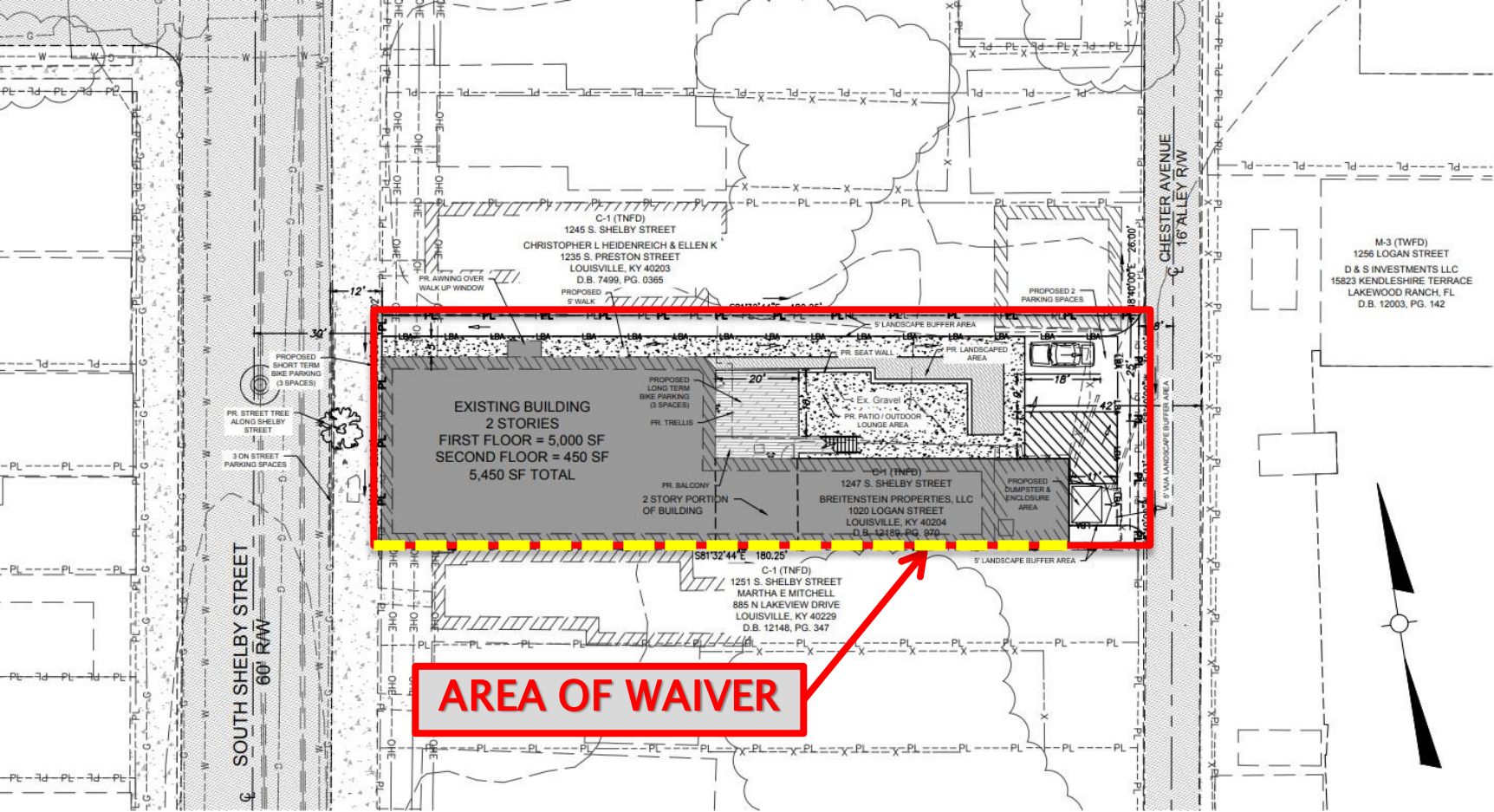
S SHELBY STREET

DEVELOPMENT PLAN

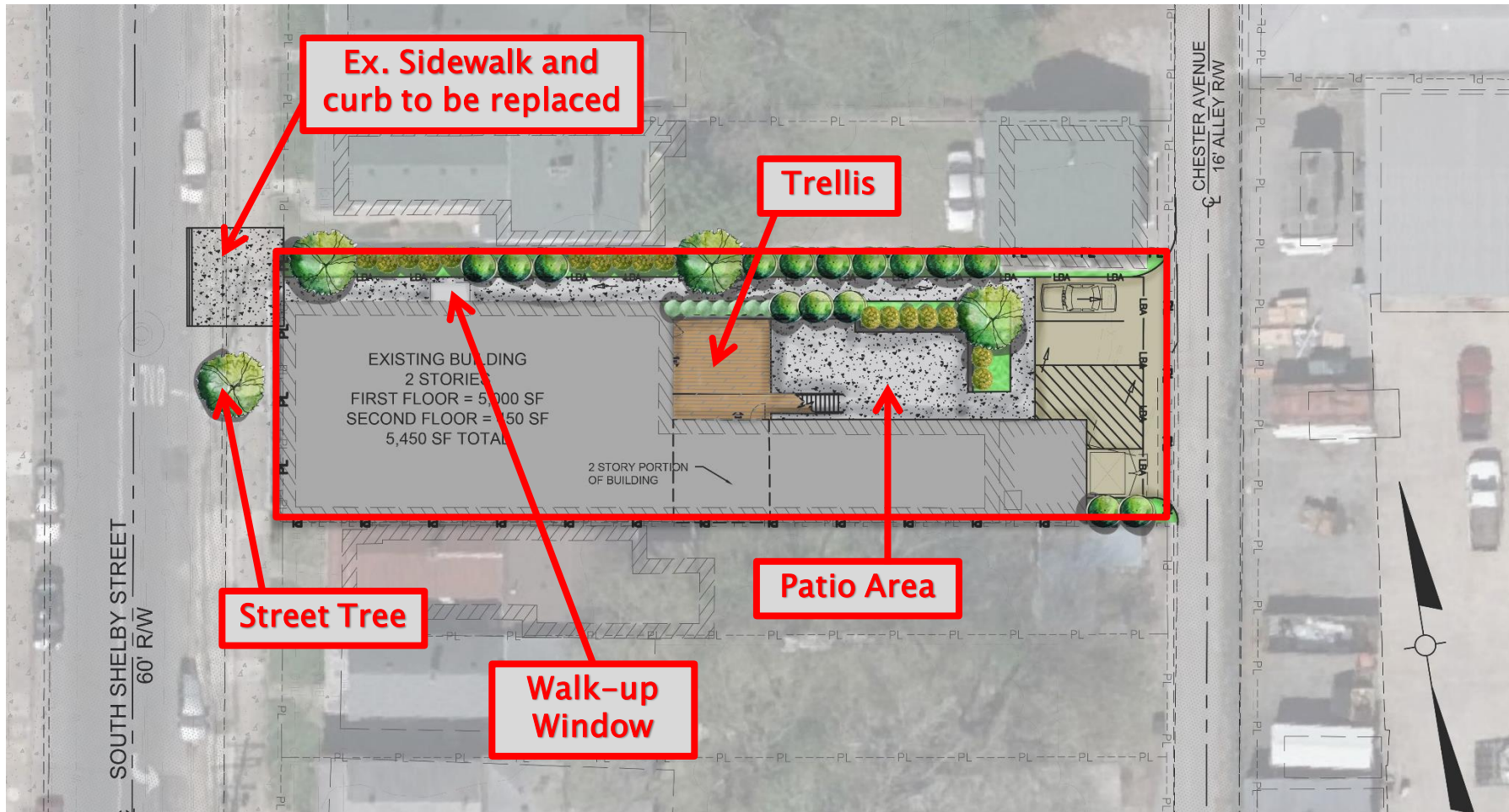
SITE



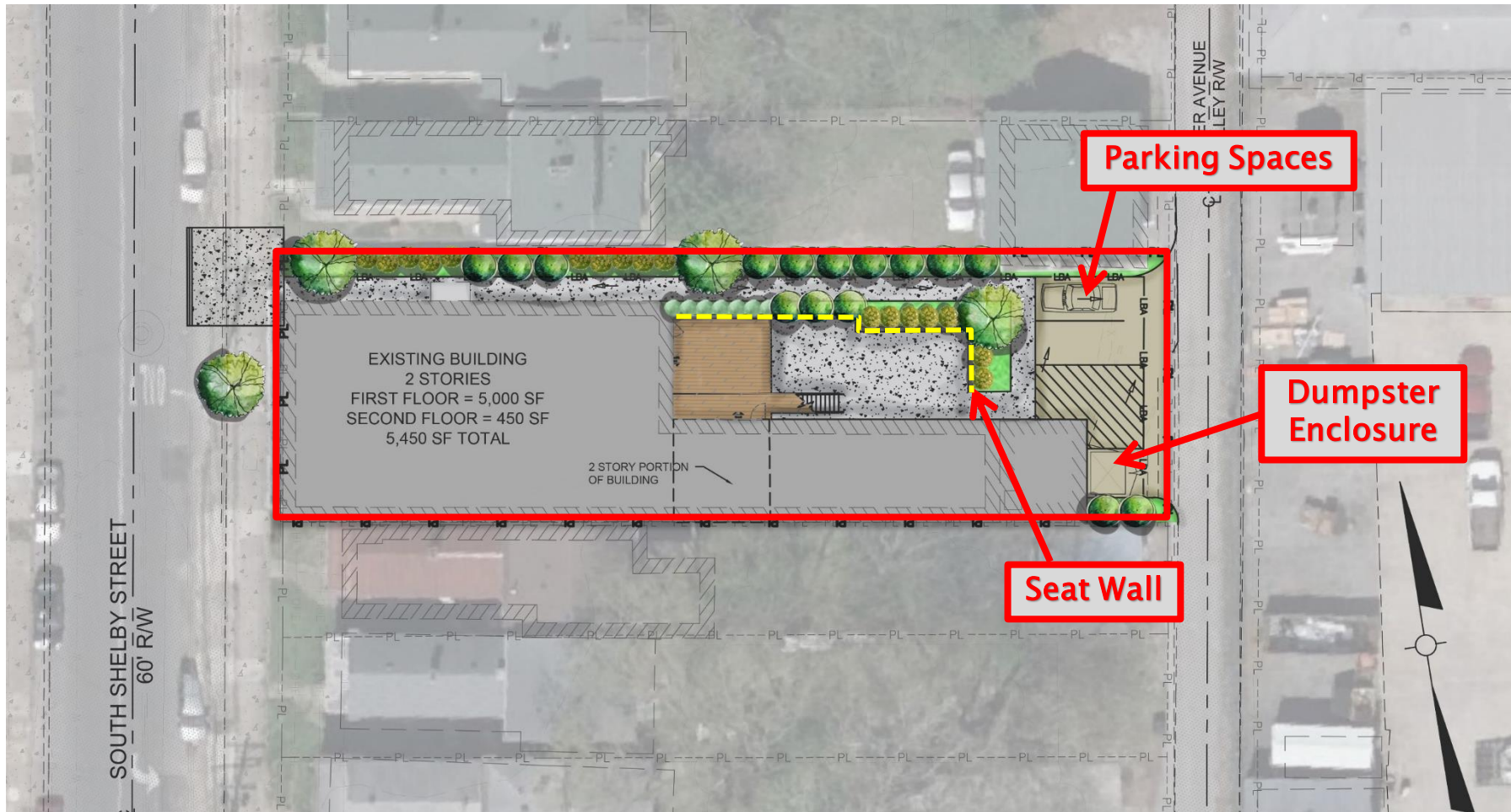
DEVELOPMENT PLAN



DEVELOPMENT PLAN



DEVELOPMENT PLAN



BUILDING ELEVATION



LD&T QUESTIONS

Q: Existing Curb Cut to be replaced?

A: Curb and sidewalk along S. Shelby Street will be replaced.

Q: Fire Rating ?

A: Existing exterior walls are brick masonry and have a 2-Hour Fire-Rating.

Q: Clarification on need for C-2 zoning?

A: Request to re-zone to C-2 to allow for alcohol consumption both inside and on the outdoor patio. Additionally, C-1 zoning for a restaurant with alcohol sales requires 51% or more food sales. As a wine bar with limited food sales, we may not meet the food sales percentage for a C-1 zone.

SIMILAR PROJECTS

Trouble Bar

1149 S. Shelby Street



SIMILAR PROJECTS

Toasty's Tavern
1258 S. Shelby Street



SIMILAR PROJECTS

Tim Faulkner Gallery
991 Logan Street



THANK YOU

**BREITENSTEIN PROPERTIES, LLC.
1020 LOGAN STREET
LOUISVILLE, KY 40204**



HERITAGE ENGINEERING, LLC

A blue circular logo containing a stylized, bold, blue letter 'H'.