

LAWRENCEVILLE



UNITED



**LAWRENCEVILLE
CORPORATION**

4635 Butler Street
Community Meeting
October 22, 2012
Information Sheet

People:

Property Owners: The Abbey Group, LLC

Business Owners/ Management:

Owners: Eric Kukura, Danny Trusas, Locke Roberts, Frank Vitale

Manager: Eric Kukura

Initial Timeframe: TBD

Place:

Size: 6,607 sq. ft.

Interior: 4,530 sq. ft.

Outdoor: 2,077 sq. ft.

Zoning: Local Neighborhood Commercial (LNC)

Occupancy Permit: Anticipated Occupancy: 235

Necessary Approvals:

Zoning Approvals: Have not applied yet

1. **Special Exception: 911.04.A.57**, Restaurant (general) on property zoned LNC is a special exception.
2. **Special Exception: 914.07.G.2 (a)**, Off-site parking is a special exception, 15 spaces proposed.
3. **Variance: 914.09.A.1**, no surface parking on property zoned LNC shall be within 10' of right-of-way. In the current parking configuration, off-site parking spaces fall within the 10' setback along Home Street.
4. **Variance: 922.04.E.3 (e)(i)**, no corner lot shall be used as off-street parking unless the parking area serves as a shared parking area.

Liquor License Approval:

Liquor License: LID 59872

- Double Transfer (new owner and new location)
- License Name: The Abbey Group, LLC
- *Officers:* Eric Kukura, Danny Trusas, Locke Roberts, Frank Vitale

Applying for:

Restaurant Liquor License

Amusement Permit : Yes

Sunday Sales Permit: Yes

Extended Food Service Permit: No

Exterior Serving Area: Yes

Business Overview:

Reps from LU and LC have met with the owners of 4635 Butler Street as part of the Lawrenceville Responsible Hospitality Community Process. The owners are still working out many details of their business plan but have committed to working with the community.

Concept/ Vision: Coffee Bar and Restaurant/ Lounge
Target audience/ customer demographic:
Days and Hours of Operation: Coffee Bar: 6 am – 9 pm Restaurant/ Lounge: 5 pm - TBD
Hours Selling Alcohol: TBD
Alcohol Price points: TBD
Number of Employees: 35-40
Menu / Price Points: \$10 - \$15
Entertainment: TBD
Site Plan / Façade/ Interior improvements:
Parking: Parking lot with 15 spaces in addition to 4 onsite spaces, and 4 garage
Outdoor Seating: Outdoor patio
Number of seats: TBD
Security/ Video Cameras: TBD
Signage: TBD
Smoking Policy: No Smoking
Hood/ Fan Placement: TBD
Recycling: TBD
Interested in signing Community Agreement: Yes

Additional Information on Ownership Group:

Ownership group also owns Spin Bartini & Ultra Lounge in Shadyside at 5744 Ellsworth Avenue; a cocktail bar and lounge that has been in operation for 6 years and has no current LCB violations.