

Breaking Point Brewery LLC

1540 Middleton Road

Cleveland Heights, Ohio 44121

Description of Conditional Use

Breaking Point Brewery LLC is applying for a Conditional Use Permit at 1540 Middleton Road, Cleveland Heights, OH 44121 for the purpose of small batch production of craft beer. 1540 Middleton Road is the residence of the members of Breaking Point Brewery LLC, Michelle Gordon and Kevin O'Toole

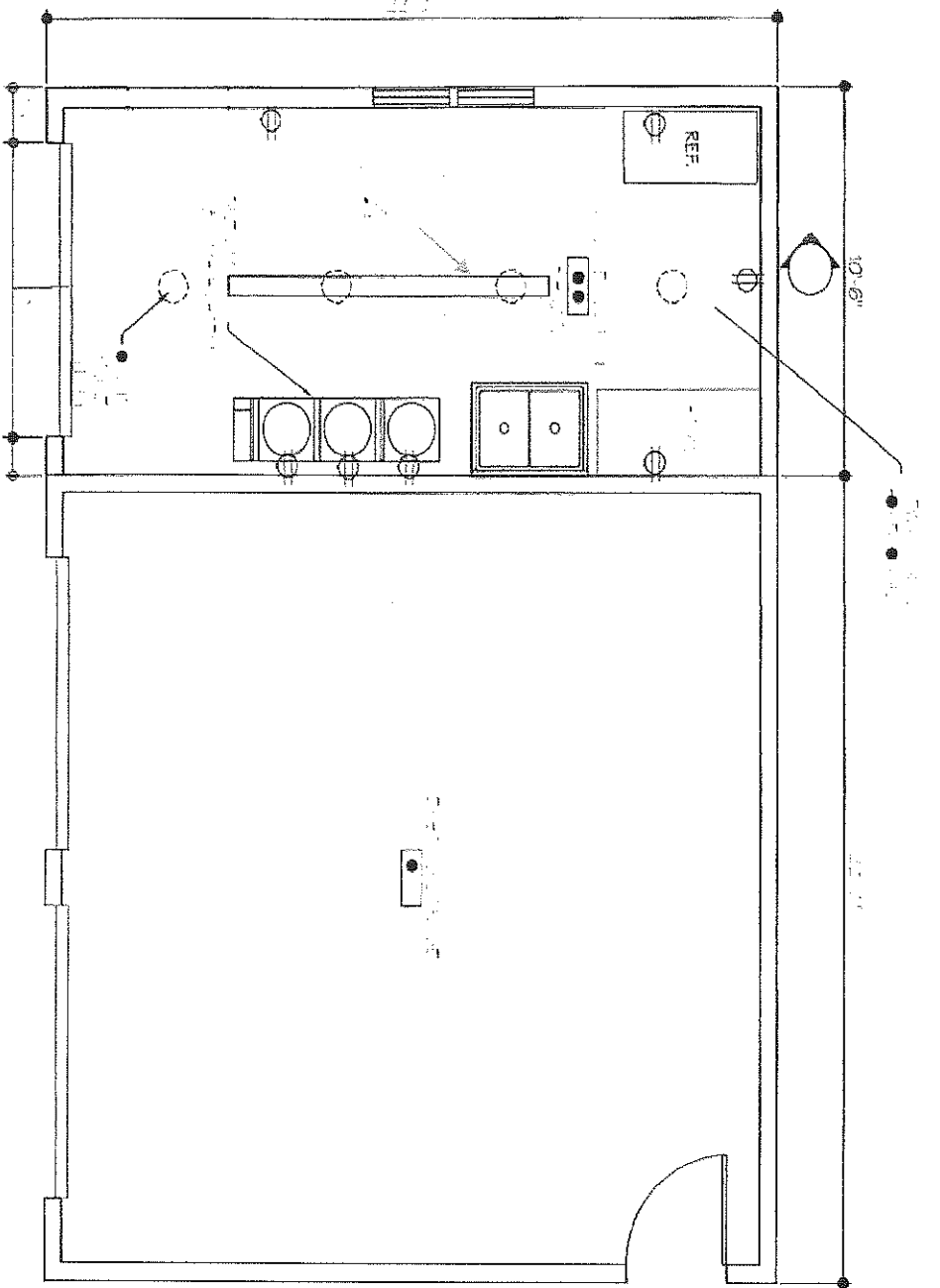
The beer will be produced in a 10 foot by 22 foot garage addition where the brewing process will take place. The garage and garage addition are detached from the house. This addition has already been built as part of a garage reconstruction approved by the City of Cleveland Heights and is in compliance with all current building and health codes. No additional utilities, drainage, access roads or other facilities are required for this usage. Nor will this permit affect or impair anyone else use or enjoyment of their property. Nor will it diminish or impair the property values of the surrounding property.

Batch sizes will be 15 gallon maximum. This size is no larger than a large home brewing for hobby amount as permitted by Ohio law. Production will not be continuous, and is anticipated to be a non-daily event.

No beer will be sold from the residence. All product will be distributed and sold to local establishments for sale on their premises in accordance to Ohio law

The production of beer on these premises will be "invisible" to anyone around our property. There will be no loud noises, extra car or truck traffic, or pollutant created. Spent grains will be composted and water recycled for use in lawn/gardens in the spring and summer to the extent weather permits ***{or provided to residents for use as supplemental chicken feed}***

The goal of this Conditional Use Permit is to perfect recipes, sell to Cleveland Heights establishments, and create a demand for our product with the goal of purchasing a commercial property in Cleveland Heights to open a larger brew pub. At that point commercial production would move to another facility.

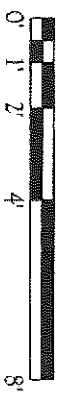


Close-up of Brewery addition site plan
 Breaking Point Brewery LLC
 1540 Middleton Rd.
 Cleveland Hts., OH 44121

FLOOR PLAN

1/4" = 1'-0"

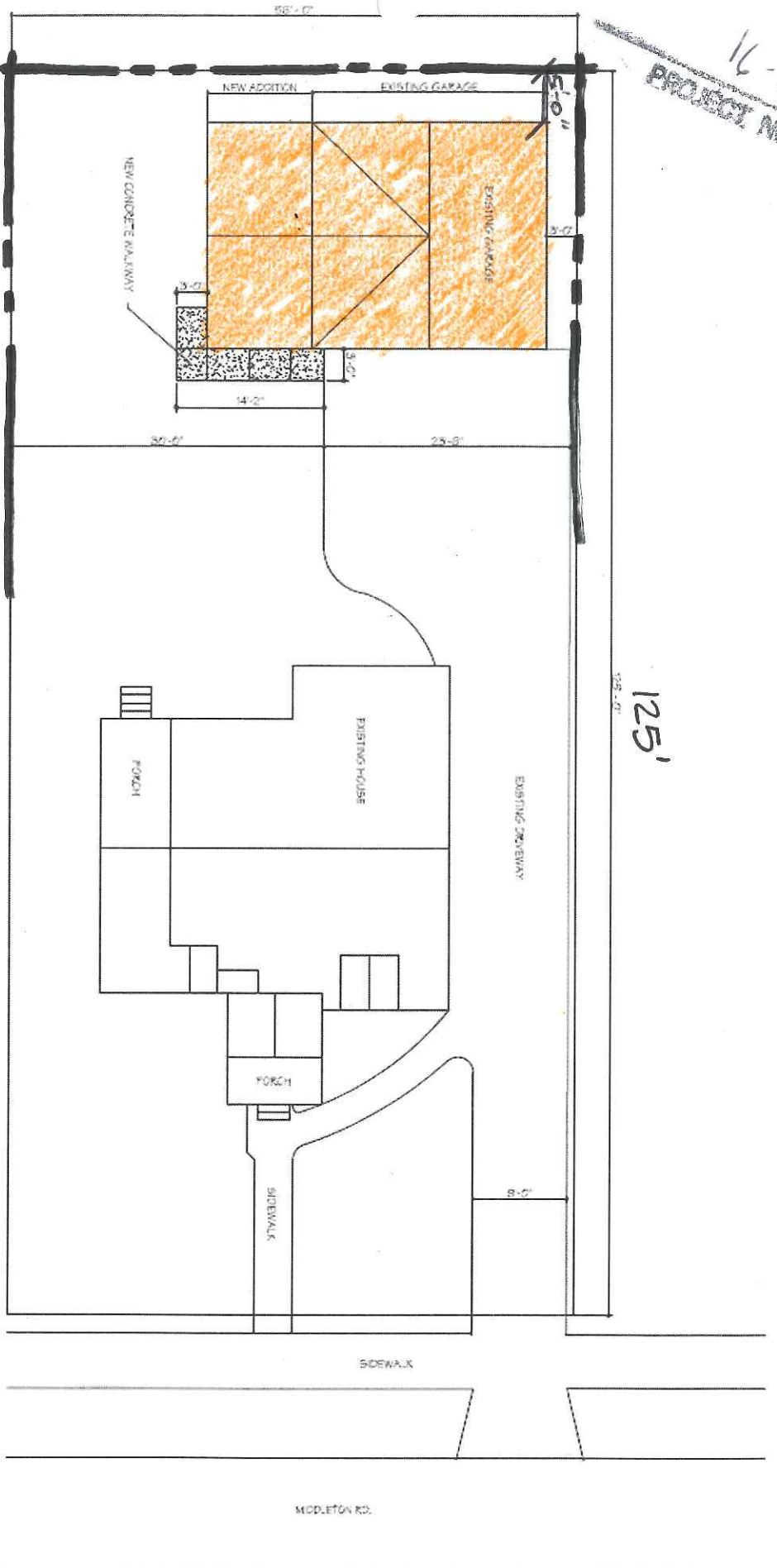
SCALE:



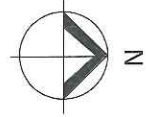


16-14
PROJECT NO.

125'



SCALE: 1/16" = 1'-0"



Property site plan
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1540 Middleton Rd.
Cleveland Hts., OH 44121