

4305 Butler Street Update:

Summary of Community Meeting:

On January 27, 2011 community groups, residents, business owners, and the owners of the proposed new bar/lounge at 4305 Butler Street met to discuss their proposed plans for the site.

Nearly two hundred (200) residents and stakeholders attended the meeting, confirming that this is an important issue to the entire Lawrenceville community. The majority of those in attendance, sixty-one percent (61%) of the audience, were residents of Central Lawrenceville (9th Ward). Twenty-seven percent (27%) residents and stakeholders in Upper Lawrenceville (10th Ward), nine percent (9%) of the audience were from Lower Lawrenceville (6th Ward), and three percent (3%) were from outside Lawrenceville.

Mr. David Vizslay, Ms. Danielle Vizslay-Walker, and Mr. Tim Linz, the partners in ownership and the applicants for the liquor license for the bar/lounge, presented their plan for the new *Industry Grill*. Their tentative plan included:

- Proposed floor plan: front entrance is primary customer area, bar seating, bench seating along the wall with exposed brick, several café tables; private dining area in the back, see-through glass can be seen from front of house (private room has capacity of 12-20 people).
- Full kitchen is in rear of space, along with ADA-accessible bathrooms.
- Menu is still being created but typical price points include : appetizers from \$6-8, entrées from \$6-12, pizzas \$10. Typical cocktail will cost \$12, beer from \$5-8.
- Target demographic is professional grad student, artist, etc from Lawrenceville; idea is to keep it more of a local draw. Target age is 25-30.
- Management principles: Will enforce dress code, no low-price drink specials. After main dinner hours, will have doorman to enforce age restriction.
- Hours of operation will be Tues-Thurs. 5-11pm, Fri/Sat 4pm-close (typically 2am), Closed Sun/Mon.
- Ownership group plans to invest \$135k into the building (not including \$65k in equipment cost) for total of around \$200K
- Looking to create two dozen jobs, including manager and Assist. Manager.
- Transit considerations: hoping main clientele is within walking distance; several dozen metered spots available. Applied for City of Pgh bike racks. Secured 8 off-street parking spots in the rear, primarily for staff.

Following the presentation, the audience had an opportunity to ask questions regarding the proposed plan. Many questions were asked in regards to clarifying items presented in the business plan, and more were relative to Mr. David Vizslay's current business in Lawrenceville: his residential real estate portfolio.

Petitions were circulated at the close of the meeting; residents and business owners were able to state whether they were opposed to, or in support of this plan and more specifically the owners' pursuit of a liquor license application for the lounge. The majority of those in attendance signed petitions opposing the proposed business.

Minutes, an audio file, and a video from this meeting are all available for review- please contact LU at 412-802-7220; or info@Lunited.org if you would like more information specific to the community meeting.

Next Steps:

Mr. Vizslay, Ms. Vizslay-Walker, and Mr. Linz said that they were committed to working with the community and would make the community aware of any changes to the plan, as well as when they seek any special exceptions or variances, and if any hearings are scheduled. Lawrenceville United and the Lawrenceville

Corporation will continue to provide updates on the proposed business. Please also note the following public processes underway:

Liquor License Application – Public Process:

The owners have applied for a Liquor License:

Liquor License ID#: 8-7703

Applicant: LVW, Inc. (Tim Linz, Daniell Walker-Viszlay, David Vizlay)

Date posted: January 18, 2011

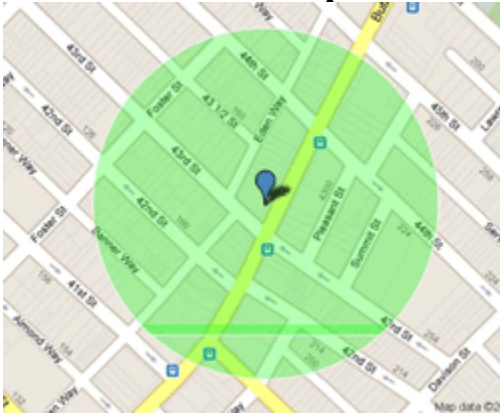
There is a public process built into the liquor license application process, and any resident with standing can participate. Protests can be made and may be based on location or the qualifications of the applicant.

Who has standing?

Those who are permitted to protest when location is at issue include:

1. Restrictive Institution (e.g. school, church, hospital, playground, etc.) located within 300 ft. of proposed premises
2. Resident of the neighborhood within a 500 ft. radius of proposed premises
3. Licensee whose licensed establishment is within 200 ft. of proposed premises

Please consult the map below to see if you have standing re: location.



How do I participate?

Letters of Protests must be filed by a party deemed to have standing, as outlined above, and received by the PA Liquor Control Board within 30 days of the date notice written on the orange placard (BY Feb 18, 2011)

Protests should be mailed to:

**PA Liquor Control Board Bureau of Licensing
P.O. Box 8940, Harrisburg, PA 17105-8940**

Protests must be signed by a valid protestant, dated, and must list complete address, zip code and phone number of protestant. Protests should include factual information (e.g. police reports, Liquor Control Enforcement citations, etc.), but these documents are not necessary to file a protest. Speculative information, such as how an establishment might be operated in the future is not acceptable.

Please find a [TEMPLATE letter here](#) for your use.

Zoning Process

Should any public hearings be scheduled relative to zoning, the community groups will be notified

Contact Lawrenceville United if you have any questions or concerns!