

June 22, 2016

Attn: Zoning Board of Adjustment  
Department of City Planning  
200 Ross St., Fourth Floor  
Pittsburgh, PA 15219

**RE: Zoning Case 213 of 2016; Hatfield Street**

Dear Esteemed Members of the Zoning Board of Adjustment:

On behalf of the Lawrenceville Corporation and Lawrenceville United, we write today about the proposed new construction of five single family attached dwellings on Hatfield Street in Central Lawrenceville. We thank the Red Swing Group for participating in our community process.

Lawrenceville United's (LU) mission is to improve and protect the quality of life for Lawrenceville residents through community engagement and advocacy, community restoration and beautification, and community planning and development. Lawrenceville Corporation (LC) serves as the catalyst and conduit for responsible growth and reinvestment in the Lawrenceville community. LU and LC have created a community process that provides a forum where proposed development projects can be discussed, vetted, and measured against community plans and priorities.

As part of our process, LU and LC convened a community meeting for this project with 25 interested stakeholders and impacted residents on June 21, 2016. Red Swing Group presented their proposed redevelopment of this parcel and answered questions raised by community members in attendance. We appreciate the development team's willingness to work with the community and to address concerns and questions raised by neighbors.

Our organizations are neither opposing nor supporting the proposed project. However the following resident concerns were raised during the community meeting on the 21<sup>st</sup>:

- *Parking:* The proposed curb cuts along Hatfield will permanently reduce available on-street parking on Hatfield Street which experiences heavy industrial use from a nearby foundry and provides customer parking for multiple businesses at the 49th and Hatfield intersection.
- *Decks:* The proposed decks would be directly face homes on Blackberry Way and drastically reduce the privacy these residents experience. Residents would like to ensure that the second-story decks are properly screened.
- *Setbacks:* The applicant has requested variances for multiple setbacks. Residents on Hatfield Street and Blackberry Way are concerned about the collective impact of this, which would increase the footprint of these properties by 970 square feet.

Sincerely,



Matthew Galluzzo  
Executive Director, LC



Helen Ewing  
Community Engagement & Program Manager, LU