



LAWRENCEVILLE UNITED

A Resident Driven Organization

October 17, 2013

Attn: Zoning Board of Adjustments
City Planning
200 Ross Street
Fourth Floor
Pittsburgh, PA 15219

RE: 260 42nd Street, Zone Case 254 of 2013

Dear Ms. Watson and Zoning Board of Adjustment (ZBA) Members:

On behalf of the Board of Directors and staff of Lawrenceville United, I write this letter in regards to the proposed redevelopment of 260 42nd Street. Lawrenceville United's mission is to improve the quality of life for Lawrenceville residents through community engagement and advocacy, community restoration and beautification, and community planning and development. Lawrenceville United is committed to informing the community on proposed development plans, but also advocating for responsible development that aligns with community plans and that responds to and addresses the needs and concerns of the impacted and adjacent existing community.

Lawrenceville United convened a community meeting with the residents within 500 ft. of this project to provide a forum for Brian Mendelsohn/ Botero Development to present their proposed use of this parcel and to address any concerns or questions from the residents, at the request of residents in the area. It was clear in the meeting that the community generally supported the residential reuse of this building, and the multi-family development, but had concerns about parking issues that the 8 residential units might create on an already overburdened, narrow city street. Although Mr. Mendelsohn is not asking for relief from the parking requirement, he is asking for variances that enable him to add additional units, and therefore more tenants. In the meeting, Brian Mendelsohn responded to concerns raised by committing to address this by providing a clause in his lease with all tenants that any tenants residing within the building would be prohibited from applying for a Residential Permit Parking Program permit, and that he would agree to this as a condition attached to his zoning approval.

Lawrenceville United supports the final plan that the developer presented to the community on October 14th as part of the community meeting, and the variances requested as part of this plan with the condition that none of his tenants apply for an RPP permit as requested by the adjacent residents and as promised by Mr. Mendelsohn in the meeting.

We thank Mr. Mendelsohn for this continued investment in Lawrenceville and his prompt and thorough response to resident concerns. Thank you to the ZBA for your consideration.

Sincerely,

Lauren Byrne
Executive Director