

February 17, 2016

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

RE: Zoning Case 11 of 2016; 38th Street

Dear Esteemed Members of the Zoning Board of Adjustments:

On behalf of the Lawrenceville Corporation and Lawrenceville United, we write today to support the proposed new construction of seven townhomes along 38th Street in Lower Lawrenceville. We support the construction of these new homes and the variances they will require.

Lukes LLC has formed a promising project team and we look forward to what this partnership can accomplish in Lawrenceville. Additionally, Lukes LLC graciously agreed to postpone their original ZBA hearing date to allow time to engage in Lawrenceville's community process. On Tuesday, February 2, the project team presented their project plans to impacted residents. The residents in attendance did not voice any major concerns with the variances being requested and the project team committed to working with nearby residents and businesses to mitigate any negative impacts of construction, such as street closures or utility interruptions. The project team also took some design recommendations and notes from the residents into consideration in finalizing their plans.

The LoLa Plan calls for increased investment in single family housing in this area of Lower Lawrenceville, both rehab and new construction. We look forward to this project's completion, especially given it's location in a section of the neighborhood that has not seen the level of investment that other parts of Lawrenceville have recently experienced.

We support the final plan the developer has presented and we look forward to continued dialogue as this project moves forward.

Sincerely,



Matthew Galluzzo
Executive Director, LC

Lauren Byrne Connelly
Executive Director, LU