

LAWRENCEVILLE



UNITED



LAWRENCEVILLE CORPORATION

**4305 Butler Street**

**Information Sheet**

**People:**

**Property Owners:** Dr. Cichon, Dr. Sestric

**Leasing Agent:** Ed Bartosiewicz

**Prospective Business Owners:** Daniell Vizlay Walker, David Vizlay, Tim Linz

***Community/ Past Experience Relative to proposed business:***

Daniell Vizlay : current owner of Elixir Ultra Lounge on the Southside (1900 E. Carson Street); past owner of Bash in the Strip District (1500 Smallman Street)

David Vizlay: current owner of 19+ residential rental properties in Upper Lawrenceville

Tim Linz: current owner of 1311, a bar located at 1311 E. Carson Street on the Southside

**Place:**

**Size:** 3,400 Sq. Ft.

**Zoning:** LNC District, any use of space larger than 2400 sq. ft. calls for a special exception from the Zoning Board of Adjustments. Business Owners proposing to wall off at least 1000 sq. ft. to open without special exception, and plan to expand at a later date.

**Site Plan:** Bar, café table seating, bench seating; no full kitchen; convection oven within bar.

**Necessary Approvals:**

**Building Permit:** Received a demolition permit for initial work, but still need to apply for building permit.

**Occupancy Permit:** Business owners will be applying for a Restaurant Limited (anything smaller than 2400 sq. ft.) and not Restaurant General (which requires the special exception for space greater than 2400 sq. ft.). Stated occupancy is 126.

**Entertainment:** No live entertainment permitted for Restaurant Limited Occupancy; but permissible in Restaurant General.

**Liquor License:** Application submitted 1/18/11

**Business Overview:**

Reps from LU, LC, Councilman Dowd’s Office have met with the ownership previously and have requested specific information relative to the business and its operation. Some information has been provided and other issues are still outstanding. We have identified the following priority issues for the business owners:

<b>Ownership Principles/ Vision:</b> Business owners have stated that they are looking to create an upscale lounge.
<b>Target audience/ customer demographic:</b> Young Professional
<b>Days and Hours of Operation:</b>
<b>Hours Selling Alcohol:</b>
<b>Alcohol Menu/ Price points:</b>

<b>Food Menu/ Price points:</b>
<b>Number of Employees</b>
<b>Entertainment:</b> Business owners have indicated that there will be no live entertainment and no dance floor
<b>Site Plan / Façade/ Interior improvements:</b>
<b>Parking:</b> Business owners have stated that they plan to encourage use of public parking lot at 43 <sup>rd</sup> / Butler, also they are also exploring valet parking.
<b>Number of dining tables/ Number of seats at bar:</b>
<b>Security/ Video Cameras:</b> There will be a video surveillance system installed that will include surveillance of front/ rear/ and interior
<b>Signage:</b>
<b>Smoking Policy:</b>

### **Quality of Life Issues:**

Lawrenceville United records and tracks 911 call, incident report information in addition to 311 report information to identify concerning trends and disruptive properties in Lawrenceville. Upon notification that applicants owned other liquor serving establishments in the City of Pittsburgh, public-safety information was requested relative to these properties. Reports issued to Lawrenceville United by the Pittsburgh Police, LCB, property owners, and Mayor's Complaint Center indicate the following:

#### **Residential Properties owned by David Vizlay:**

- Of 20 listed properties on file with LU, 17 properties show records of 9-1-1/3-1-1 activity for 2010:
  - Twenty-three (23) 9-1-1 calls
  - Six (6) 3-1-1 complaints/ reports
  - Ten (10) incidents with arrests (incl. drug trafficking, public drunkenness, firearm possession, burglary, assault)
  - Three (3) evictions by owner in response to criminal / disruptive behavior

#### **Elixir/ Daniell Vizlay:**

- Thirty-three (33) 9-1-1 calls for at or near 1500 E. Carson Street since August 2010 (incl. Park and Walks, Public Drunkenness, Theft, Burglar Alarm, Intoxicated Person)
- Three (3) incidents with arrests at or near 1500 E. Carson Street since August 2010 (incl. criminal mischief, theft, simple assault)
- Elixir was fined \$500 in 2010 for not posting its liquor license and for making patrons leave within 30 minutes of closing
- Elixir was fined in 2003 for allowing patrons to stay late

#### **1311/ Tim Linz:**

- Two (2) incidents with arrests at or near 1311 E. Carson Street since August 2010 (incl. Public Drunkenness, Simple Assault)
- Two (2) 9-1-1 calls for at or near 1311 E. Carson Street since August 2010 (including disorderly persons, public drunkenness)
- 1311 was fined \$300 for failing to comply with "additional restrictions" placed on the bar in 2008
- 1311 was fined \$250 for excessive noise and \$400 for allowing patrons to linger too long after closing.