

August 11, 2016

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

RE: Zoning Case 241 of 2016; 3601 Butler 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 restaurant, Burgh'ers, at 3601 Butler Street. Lawrenceville United's (LU) mission is to improve and protect the quality of life for all Lawrenceville residents. 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. This process enables the local community organizations to identify priority issues that will help guide conversations with the developer through the planning and construction processes.

As part of our process, our organizations convened an open and public community meeting with impacted residents and interested stakeholders on July 25, 2016. We have attached a copy of the sign-in from that community meeting. Fiore Moletz of Burgh'ers attended with other members of his team and presented their plans for a Burgh'ers restaurant on the first floor of the property. We thank Burgh'ers for participating in the process and for requesting a continuance of their originally scheduled zoning hearing, in order to provide time for this community meeting to occur.

Based on the community meeting, our organizations support the variances requested by Burgh'ers, based on the following conditions:

- *Alcohol / Hours:* Mr. Moletz indicated that they intend to pursue a liquor license and to serve alcohol, but that the restaurant is first-and-foremost a restaurant, and not a bar. We request that seating at the bar be limited to 10, and that hours of operation be limited to 11 PM at the latest, as indicated in Burgh'ers' plans.
- *Ventilation:* Mr. Moletz indicated that hoods are vented up to the roof, which will minimize odors negatively impacting adjacent neighbors.
- *Trash:* Mr. Moletz stated that trash will be contained within the building on the lower level, accessed through a trash chute, which will prevent any negative impacts on adjacent neighbors.
- *Deliveries:* Burgh'ers agrees to comply with Residential Compatibility Standards regarding deliveries for properties situated in a Local Neighborhood Commercial District that sit within 100 feet of a residential-zoned district, which prohibit deliveries between 10 PM and 6 AM.

We thank Mr. Moletz for working with the community and the Zoning Board for your consideration.

Sincerely,



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