

# Development Update: Constellation Coffee



Constellation Coffee at 4059 Penn Ave is proposing new outdoor seating at 4055 Penn Avenue.

Residents are encouraged to contact the owner Amy Weiland at Constellation Coffee directly with any comments, questions, or concerns regarding the proposed outdoor seating plan. You can also contact Lawrenceville United at (412) 802-7220.

Because the proposed accessory use is non-adjacent to the property, it requires a variance. If residents wish to attend the zoning board hearing, it will take place on August 11<sup>th</sup> at 9:00 AM.








Detailed plans for the changes are outlined on the back of this sheet.

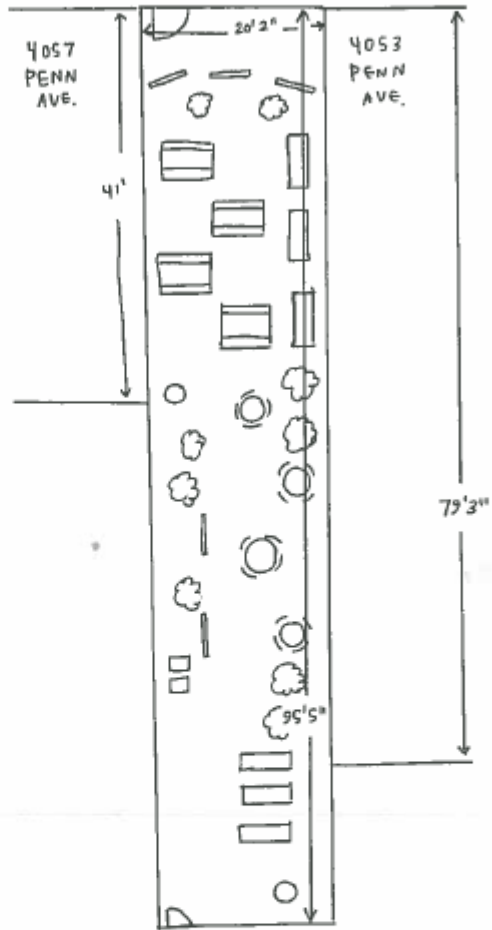


LAWRENCEVILLE  
CORPORATION



PENN AVENUE

-  entrance/exit 3'5"
-  proposed picnic table
-  proposed privacy fence
-  proposed tree
-  proposed shrubs
-  proposed customer seating
-  proposed garden box
-  waste bin



SCALE: 1" = 16'



GARDEN WAY

PLOT PLAN  
PROPERTY OF PETER STARZ  
4055 Penn Ave.

Amy Weiland

Constellation Coffee  
Owner

4059 Penn Ave  
Pittsburgh, PA 15224

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