

August 11, 2016

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

Re: Zoning Case 306/16 (4055-4059 Penn Avenue)

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 variance for Constellation Coffee at 4055-4059 Penn Avenue. 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.

Amy Weiland from Constellation Coffee convened a community meeting on Thursday, July 28th with a representative of Lawrenceville United's Board of Directors in attendance. We thank Constellation Coffee for convening this meeting and for communicating with us and impacted residents about their plans. Lawrenceville United also delivered flyers within 500 feet of the business, with notes from the meeting and Constellation Coffee's plot plan for 4055 Penn Avenue.

Our organizations support the variances requested by Constellation Coffee, based on the following conditions:

- *Hours:* Constellation Coffee has agreed to open the outdoor seating area at 4055 Penn Avenue during normal business hours only, which are no later than 6 PM.
- *Noise mitigation:* Constellation Coffee will install a privacy fence and plant hedge and additional shrubbery to mitigate any noise created by guests in the outdoor seating area at 4055 Penn Avenue. Constellation Coffee has also agreed not to include a stage, music, or amplified entertainment in the outdoor seating area at 4055 Penn Avenue.
- *Safety:* Constellation Coffee has agreed to lock the outdoor space at 4055 Penn Avenue during non-business hours.
- *Trash:* Constellation Coffee agrees to maintain the outdoor space by keeping it free of trash, and by providing trash receptacles and collecting garbage daily.

We thank Constellation Coffee for working with the community and the Zoning Board for your consideration.

Sincerely,



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