



LAWRENCEVILLE UNITED

A Resident Driven Organization

December 4, 2013

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

RE: 4115 Butler Street, Zone Case 277 of 2013

Dear Ms. Watson and Zoning Board of Adjustment (ZBA) Members:

On behalf of the Board of Directors and staff of Lawrenceville United, I write this letter in regards to the requested special exception that would allow Smoke to open up as a restaurant general on Butler Street. Lawrenceville United's mission is to improve the quality of life for Lawrenceville residents through community engagement and advocacy, community restoration and beautification, and community planning and development. Lawrenceville United is committed to informing the community on proposed development plans, but also advocating for responsible development that aligns with existing community plans. Lawrenceville United, in collaboration with Lawrenceville Corporation, has created a community process and plan to help steward the growth of a vibrant business district that can coexist peacefully with the adjacent residential community.

As part of that process, Lawrenceville United convened a community meeting with the residents within 500 ft. of 4115 Butler Street to provide a forum for Springboard Design and the owners of the business to present their proposed use of the parcel and a general overview of their business plan and operations. It was clear in the meeting that the community supported the opening of Smoke in Lawrenceville, and specifically their revised application that does not call for any parking variances, where the restaurant will operate with less than 2400 sq. ft. of usable space. Although residents in the neighborhood have concerns over parking, it was clear that this applicant does not need to meet any parking requirements as per the code.

Lawrenceville United supports the final plan that the developer presented to the community, and looks forward to the restaurant's opening. Smoke is the type of business that we hope to attract in the community. They want to work with the community, they want members of the community to be their customers, and they are dedicated to providing fresh yet accessible menu items.

We look forward to working with and supporting Ms. Carranco and Mr. Petruso and their team (owners of Smoke) as they open and thrive in Lawrenceville.

Sincerely,

Lauren Byrne
Executive Director