

LU/ LC Response to Zoning Board of Adjustment's Decision on the Proposed Development at 41st Street, and the Proposed Thunderbird Expansion

On April 11, 2013, Lawrenceville United (LU), Lawrenceville Corporation (LC), Councilman Patrick Dowd, Lawrenceville residents, and others attended the Zoning Board of Adjustment (ZBA) hearing to oppose the proposed plans for an expansion of Thunderbird Café, located at 4023 Butler Street. The owner, Lawrenceville Holding's VI, LP, presented plans to open an Italian restaurant, expand the current Thunderbird Café to accommodate approximately 750 people, and to develop 7 residential apartment units. Despite a lengthy community process, including two community meetings, the owners and development team did not address a variety of issues that could have a serious detrimental impacts on the quality of life of adjacent resident and businesses, as well as the community at-large.

Following the hearing, an attorney representing LU and LC filed a 'Findings of Fact,' detailing concerns and issues with the proposed plan. Upon review of testimony at the hearing and our 'Findings of Fact,' the ZBA issued a decision on July 11, 2013, approving all of the variances and special exceptions requested by Lawrenceville Holding's VI, LP, with the conditions that a) the Zoning Administrator be permitted to review the final site plans, and b) that the developer submit a proposal for valet service within 30 days of the decision. Details are in the following table:

Special Exception	911.02	Use of restaurant (general) is a Special Exception in LNC zoning district.
Special Exception	914.07.G.2(a)	Off-site parking shall be authorized in accordance with a Special Exception; valet parking incorporating 3 off-site locations proposed.
Variance	914.07.G.2(a).1	No off-site parking space shall be located more than 1,000ft from the primary entrance of the use and one valet parking lot location is greater than 1,000ft maximum distance.
Variance	918.03.A	Off-street parking areas shall be screened on all sides and no screening proposed.

Both Lawrenceville United and Lawrenceville Corporation are disappointed with the decision of the ZBA. It is clear that the proposed project will have an detrimental impact the neighborhood. LU and LC are working with legal counsel to appeal of the ZBA decision.

Please contact Lawrenceville United at 412-802-7220 or by emailing info@Lunited.org with questions regarding the decision.