

**IMPORTANT MEETING for LAWRENCEVILLE
RESIDENTS and BUSINESSES
regarding the proposed Development at 41st and Butler that will
require zoning approvals.**



**Wednesday, April 3, 2013
6:00 pm | Arsenal 6-8 Auditorium
220 40th Street (enter from steps on 40th Street)**

Lawrenceville Holdings VI LP, the owners of Thunderbird Café (4023 Butler Street) and other adjacent properties have filed for zoning approvals relative to their new development plans. Zoning approvals are being sought to expand the current Thunderbird Café, to develop a new restaurant at the corner of 41st and Butler, and to redevelop residential apartment units. hearing will be held on April 11,

The Zoning Board of Adjustments has scheduled a hearing on April 11, 2013 at 9:10 in the first floor conference room of 200 Ross Street (Downtown Pittsburgh) to review the following requests:

- **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

As part of the Responsible Hospitality and Growth Process adopted by the Lawrenceville Planning Team, you are invited to attend a public meeting for this project to learn more about what is being proposed for your neighborhood and to provide feedback. Please share with your neighbors and friends.

Call Lawrenceville United at 412-802-7220 or email info@LUnited.org for more information