

LAWRENCEVILLE



UNITED



LAWRENCEVILLE
CORPORATION

Development at 41st and Butler

Community Meeting

April 3, 2013

6:00 pm

Pittsburgh Arsenal 6 – 8pm

Information Sheet

Project:

- Expansion of Thunderbird Café (4023 Butler Street)
- New Restaurant at 41st/ Butler
- Seven Residential Units

People:

- Property Owners: Lawrenceville Holdings VI LP; John Pergal
- Other Investors: TBD

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

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Property Owners: Big Belly Epicurious, Inc., Lisa R. Balkovec Giguere

Business Owners: Big Tree Entertainment, LLC : Kathleen Sheehan, Fred Gardner

Executive Chef/ Manager: Patrick MacFarlane

LLC Manager: David Santa

People:

Initial Timeframe: Anticipated opening date is June 15, 2011

Place:

Size: Thunderbird Café 1,400 Sq. Ft.

Zoning: LNC District

Site Plan: Configured similarly to Geno’s

Necessary Approvals:

Building Permit: No Current Active Building Permit

Occupancy Permit: Anticipated Occupancy of 99

Liquor License: *Person to Person Liquor License Transfer Application:* Application submitted 4/6/11; Protest Period Ends 5/5/2011. All protests for a person to person transfer are limited to challenging only the reputation of the new party(s). Applicants are seeking the following permits as per the Liquor License Transfer Application:

Amusement Permit (Dancing, provide floor shows, any other entertainment)

Sunday Sales Permit (Sale of liquor and/ or malt beverages on Sunday)

Extended Hours Food License (Serving food until 7:00 am of any day)

Business Overview:

Reps from LU and LC have met with Ms. Sheehan and requested specific information pertaining to the proposed business and its operation. The following information

Ownership Principles/ Vision: Business owners have stated that they are looking to open an English themed Gastro-pub that offers a fine-dining experience. This is more of a restaurant than bar or lounge. See this as an anchor for the 10 th Ward business district.

Target audience/ customer demographic: Young professionals with special target of 30+
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Days and Hours of Operation: Wed- Fri/ 5pm-2am; Sat/ 12pm-2am; Sun/ 12pm-10pm
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Hours Selling Alcohol: All operating hours
Alcohol Menu/ Price points: TBD
Food Menu/ Price points: TBD
Number of Employees: 15 including wait staff, line chefs, sous chefs
Entertainment: No planned live entertainment. No dance floor. No D.J. Soft dining music to play throughout evening; opportunities to showcase local artists and musicians on special occasions
Site Plan / Façade/ Interior improvements: Restoring brick interior, cleaning interior and bringing it “up-to-date,” cleaning façade, “Alchemy N’ Ale” logo will be added to existing Geno’s signs; Various contractors will perform work. No expansion currently planned.
Parking: As a restaurant limited with a liquor license as an LNC, owners are required to submit a site plan for review and conduct a parking demand analysis.
Number of dining tables/ Number of seats at bar: TBD
Security/ Video Cameras: No bouncer, no other security system yet detailed.
Signage: Owners will revamp Geno’s sign
Smoking Policy: Smoking is not permitted in restaurants under PA State Law.

The LU and LC have compiled additional information regarding the parties involved:

Owner and Partner Information:

Kathleen G. Sheehan (Big Tree Entertainment, LLC Member):

Previous Restaurant/ Bar Experience: None

Other Experience:

- Currently works as an attorney with the U.S. Department of Interior.
- Named a 2010 Allegheny County Bar Association Young Lawyer Fellow.
- Worked previously with Obermayer Rebmann Maxwell and Hippel, LLP and Burns White and Hickton, LLC, after graduating from Duquesne University School of Law with a Juris Doctor in 2004.
- Elected to the Board of Directors of Just Harvest in 2009 and currently serves as a Member, Tax Preparer, and Quality Reviewer.
- Resident of Brighton Heights

Fred Gardner (Big Tree Entertainment, LLC Member):

Previous Restaurant/ Bar Experience: None

Other Experience:

- Currently works as a Pharmacist for CVS. Caremark in Pittsburgh
- Worked previously as a Pharmacist in Ohio after graduating with a Doctor of Pharmacy from Duquesne University in 2005.
- Resident of Shadyside

Patrick MacFarlane (Executive Chef and Operational Manager):

Previous Restaurant/ Bar Experience:

- Currently works as Executive Chef and Owner of 86 Chef, Pittsburgh, PA.
- Has worked as an Executive Chef at Tusca Mediterranean Tapas in Pittsburgh, Plate 736 in Pittsburgh, and Kate and Allie’s Café and Catering in Pittsburgh, PA.
- Worked as a Cook for Heartbeat, Scopa, Steelhead Grill, and Tribeca Grill in New York City, New York.
- 15 years experience in the food service industry, receiving numerous awards including being voted, “Best Restaurant,” and “Best Mediterranean Restaurant,” in 2007 by the Pittsburgh City Paper.
- Studied at the Pennsylvania Institute of Culinary Arts, Pittsburgh.

David Santa (LLC Manager)

Previous Restaurant/ Bar Experience:

- Numerous criminal charges

- Owner and/ or Manager of numerous after-hours clubs, including:
 - The Red Door (current) (Southside)
 - Lotus Club (Southside)
 - Insomnia (locations incl. Downtown and Strip District)
- Past Owner and/ or Manager of numerous nightclubs including:
 - Elixir (Southside)
 - G-Spot/ Bash (Strip District)
 - Bar Pittsburgh (Strip District)
 - Mynt Ultra Lounge (Strip District)