



March 16, 2017

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

Re: Zoning Case 112 of 2017 (5208, 5210, 5212, 5214 Duncan Street)

Dear Esteemed Members of the Zoning Board of Adjustment:

On behalf of Lawrenceville United, we write today about the proposed new variances for 5208, 5210, 5212, and 5214 Duncan Street. Lawrenceville United's (LU) mission is to improve and protect the quality of life for all Lawrenceville residents. LU and Lawrenceville Corporation (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.

LU and LC convened an open community meeting on Tuesday, March 14th with David Gould from Chiseled Homes and Ami Peshoto from Lakeview Capital representing the development team, after notifying residents and business owners within 500 feet of the property. We thank Mr. Gould and Mr. Peshoto for participating.

The community supports the redevelopment of these lots, which are currently blighted, and supports the variances requested for interior side setback. However, there were concerns about the project related to the height variance requested and its potential negative impact on current residents of Wickliff Street, who are concerned that they will lose their views of the river valley by the extra feet requested under this variance. The development team has attempted to demonstrate that these residents would not lose any of their views under their current plans and has expressed a willingness to work with residents on Wickliff Street to ensure that their views are not blocked, but there isn't a clear resolution of these matters as of this zoning hearing. Additional concerns raised by residents included the negative impact on the proposed rooftop decks to adjacent residents' privacy, and the price points of these units negatively affecting affordability in the neighborhood.

Lawrenceville United is opposed to the height variance unless Wickliff residents can have greater confidence that the height variance requested would not obstruct their view. If these concerns can be more firmly addressed, LU doesn't oppose the project as it stands.

We thank the Zoning Board for your consideration and the development team for working with the community.

Sincerely,

Dave Breingan
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