CITY OF PITTSBURGH
Department of City Planning
200 Ross, Pittsburgh, PA 15219
412-255-2241  412-255-2561 (fax)

This document verifies the receipt of a Zoning Application and fulfillment of all Zoning requirements. Since this document does not constitute a permit, please submit the following application(s) at the Department of Permits, Licenses, and Inspections (PLI):

Commercial Building Permit Application - Voucher Number: 16-B-01936

<table>
<thead>
<tr>
<th>Property Address: 3711 CHARLOTTE ST</th>
<th>Parcel: 0049J00027000000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date: 6/16/2016</td>
<td>Ward: 6</td>
</tr>
<tr>
<td></td>
<td>Zone: UI</td>
</tr>
<tr>
<td>Applicant: 71A CONSULTING LLC</td>
<td>Owner: LORESCH JOHN SCHNEIDER FOUNDATION</td>
</tr>
<tr>
<td>MARK CHACHULA</td>
<td>225 SAINT CHARLES PL</td>
</tr>
<tr>
<td>4055 Liberty Avenue</td>
<td>PITTSBURGH, PA 15215</td>
</tr>
<tr>
<td>PITTSBURGH, PA 15224</td>
<td>412-295-3351</td>
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<tr>
<td></td>
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<tr>
<td>Work Description: INTERIOR RENOVATION, EXTERIOR RENOVATIONS TO INCLUDE NEW ENTRY RAMP AND STAIRS; RENOVATIONS AND NEW STEPS FOR THE EXISTING FRONT DECK; NEW WOOD FENCE TO THE REAR.</td>
<td></td>
</tr>
<tr>
<td>Occupancy is for: IN ONE STORY BUILDING, USE OF 4,700SF AS BREWERY (MANUFACTURING/ASSEMBLY) WITH ADDITIONAL 1,800 SF AS ACCESSORY TAP ROOM. EXTERIOR ENTRY STAIRS AND RAMP TO THE FRONT. NEW WOOD FENCE (6FT HIGH) TO THE REAR. CONTINUED USE OF EXISTING DECK IN THE SOUTHEAST CORNER WITH STEPS. 5 CAR PARKING SPACES TO THE FRONT (4 REGULAR, 1 ACCESSIBLE) AND 4 NEW SPACES TO THE REAR. 2 BIKE RACKS (4 SPACES) TO THE FRONT.</td>
<td></td>
</tr>
<tr>
<td>New Certificate of Occupancy Required: Yes</td>
<td></td>
</tr>
</tbody>
</table>

Approved for Zoning by: [Signature]
Date: 6/16/2016

***** IF AN OCCUPANCY IS REQUIRED, THIS MUST BE NOTARIZED*****

STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

Deponent, being duly sworn, says that they are the:

Owner of record of the property for which this application is being made and that all of the statements and data furnished with this application are true and correct.

Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such owner to all terms and conditions of any Occupancy Permit issued pursuant to this application and that all of the statements and data furnished with this application are true and correct.

Sworn to and subscribed before me this day of 20

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Anne Kramer, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 9, 2019

Notary Public
Applicant (signature)
Applicant (printed)

NOTE: PLEASE BE ADVISED THAT THIS DOCUMENT IS NOT A PERMIT.
The Development Review Application can be used for the following:

- New construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

**GENERAL INFORMATION**

1. **Property Owner Name:**
   
   
   
   2. **Applicant/Company Name:**

   
   

   

   3. **Development Name:**

   
   

   4. **Development Location:**

   
   

   5. **Development Address:**

   
   

6. **If applicant is proposing a change to the Zoning District, the following is required:** (Attach Zone Change Petition)

   - Proposed Zoning District:
   - Present Use of Site:
     - (Select from attached list)
     - n/a

7. **If a Certificate of Occupancy exists, the following is required:**

   - Certificate of Occupancy:
     - Date Issued: 06/20
     - Date Expires: 06/26

8. **Estimated Construction:**

   - Start Date: 5/1/16
   - Occupancy Date: 10/1/16
   - Project Cost: $150,000

9. **Proposed Use of Site (Select from attached list):**

   - Manufacturing & Assembly
   - Accessory "Tavern Room"

10. **Select the Type of Work:**

   - ☐ New Construction, New
   - ☐ Renovation, Interior
   - ☐ New Construction, ☐ Renovation, Exterior
   - ☐ Change in Use Only
   - ☐ Renovation, Change in Use

11. Describe the Development:

   - Internal Alterations to Existing Gas Appliance Tank Room & Dining Area
   - Center to Microbrewery w/ 20,000 L. Bar & Kitchen Specialty Accessory Tavern Room

12. **Is a Land Operations Permit needed?**

    - ☐ YES
    - ☐ NO

   (See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, [http://www.city.pittsburgh.pa.us/bbl/](http://www.city.pittsburgh.pa.us/bbl/))
DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)
Office of the Zoning Administrator
200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION:

13. Proposed Number of New Structures or Building Additions: ☐ N/A
☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed: ☐ sq ft
Existing to be Retained: 4 13,900 sq ft
Retained Area to be Renovated: 4 6,500 sq ft
To be Constructed: ☐ sq ft
Building Footprint: 4 13,900 sq ft

15. Height of Structures:

<table>
<thead>
<tr>
<th>Main Structure</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories</td>
<td>Feet</td>
<td>Same</td>
</tr>
</tbody>
</table>

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:

Existing to Remain: ☐ N/A Proposed: ☐ N/A

17. Lot Area: 19,497 sq ft

18. On Site Parking:

☐ N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full (8 1/4' x 19')</td>
<td>12</td>
<td>18 46 7</td>
</tr>
<tr>
<td>Compact (7 1/4' x 16')</td>
<td>☐</td>
<td>☐ 5</td>
</tr>
<tr>
<td>Handicap (13 1/4' x 10')</td>
<td>☐</td>
<td>2</td>
</tr>
</tbody>
</table>

Off-Street Loading Spaces:

☐ N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Actual</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

19. Please check any of the following items that will be part of the proposed work:

☐ Demolition ☐ HVAC (Interior) ☐ HVAC (Exterior) ☐ Electrical ☐ Fire Alarm
☐ Fire Protection/Sprinklers ☐ Deck Construction ☐ Commercial Cooking Hood ☐ Sign

20. Please check the following items that pertain to any work proposed on private plumbing:

☐ Repair or Replace Existing Plumbing ☐ New Construction of Plumbing ☐ No Plumbing Work is Proposed

(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

VOUCHER #: (Zoning Use Only) Page DRA-2 MAY 2013
DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)
Office of the Zoning Administrator
200 ROSS STREET, THIRD FLOOR, PITTSBURGH, PENNSYLVANIA 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION:

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.
For reference in answering items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:
   - ☐ New Water Service Connection(s)
   - ☐ Termination of Existing Water Service Tap(s)
   - ☐ New Sewer Service Connection(s)
   - ☐ Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?
   - ☑ YES
   - ☐ NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:
   - ☐ Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
   - ☐ Applicant retains private ownership of sewer mains and/or water lines
   - ☑ Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:
   - ☐ Public Property, Existing City Street
   - ☐ Private Property
   - ☑ Not Applicable
   - ☐ Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:
   - ☐ Applicant requests to change or designate the name of a City Street.
   - ☑ The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
   - ☐ Modification or reconstruction of City curbs.
   - ☐ Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
   - ☐ Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
   - ☐ The proposed work will create an obstruction of traffic on City rights-of-way.
   - ☐ The proposed work includes the excavation of a City street or sidewalk.
   - ☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.
   - ☐ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☑ No

Applicant Signature: [Signature]

Voucher #: [Zoning Use Only]

MAY 2013
RE: Parking Demand Analysis – 3701 Charlotte Street – Eleventh Hour Brewing

Ms. Kramer

Per our discussions following is the Parking Demand Analysis for the above referenced project. It will provide a brief summary of the project, proposed hours of operation, a parking demand and analysis and strategy and discussion of events, deliveries and food trucks.

Summary
The proposed project at 3701 Charlotte Street consists of interior and exterior alterations to a portion of an existing building on the site. The building is approximately 13,500 SF and is owned by the Loresch Foundation. The alterations will be to approximately 6,500 SF of the existing building which is being leased by Mr. Matt McMahon and Eleventh Hour Brewing. The remaining portion of the building, which is currently zoned manufacturing with accessory office use, remains in control of the Landlord and is not included as part of this project or application.

As noted, the current building has an existing Certificate of Occupancy for manufacturing/assembly with accessory office use and 12 off-street parking spots. The proposed alteration will result in a use of Manufacturing and Assembly for a new brewpub consisting of a brewery of approximately 4,700 SF with an accessory taproom of about 1,800 SF. Under the Brewpub license the taproom will have the capacity to serve food. Four employees will work at the brewery and the tasting room will have the capacity for up to 75 patrons.

Eleventh Hour Brewing is a family owned and operated business. Owners Matt and Keana McMahon (and their children) along with brother, Mark, are looking forward to becoming part of the business and social community in Lawrenceville. Their intent is to distribute beer locally and encourage local patronage for the taproom, as will be outlined further below.
Hours of Operation
Brewery – Monday through Friday, 8am through 5pm
Taproom – Thursday and Friday 5pm through 10:00pm, Saturday 12pm through 10pm and Sunday 12pm through 6pm.

Parking Demand
Staff Parking:
The proposed project will be a brewery (4,700 SF) with accessory taproom (1,800 SF - refer to attached plan for reference). The brewery will operate weekdays during business hours and will be staffed by four full-time employees. Four new, off-street parking spaces are proposed for these employees at the rear of the building. The accessory taproom will operate after hours two nights per week. It will be staffed by between two and four employees who will use the brewery parking spaces at the rear of the building.

Patron Parking:
As outlined above, Eleventh Hour is looking forward becoming a member of the social and business community of Lawrenceville. As such they are working to attract a large portion of their patrons from neighborhood residents along with visitors to Lawrenceville who will seek the taproom as a “Secondary Destination”. Additionally, as shown below, alternate forms of transportation such as biking, ride sharing, uber/lyft and taxicab will be encouraged. Of the potential 75 patrons, the following breakdown is targeted: Local Patronage – 25%, Secondary Destination – 20%, Alternate Transit including bikes – 30% and Car/Ride Sharing 25%.

Local Patronage – walking: Conversations with other Lawrenceville breweries Roundabout and Hop Farm, as well as similar operation Hough's/Copper Kettle in Greenfield and Grist House in Millvale reveals that about 30 percent of patrons for the taproom can be expected to be local (within a ½ mile radius or approximately the Lower Lawrenceville neighborhood). At previous community events such as a Lawrenceville United meeting and an open house at Atlas Bottleworks, multiple people publically noted they would walk to patronize the taproom.
Eleventh Hour plans to offer activities and host meetings targeting residents within walking distance to build a local client base. It is possible that discounts and special programs could be offered to local patrons certain nights of the week.
Targeted Patronage: 25% of 75 = 18 Patrons
Parking Spaces Required: 0

“Secondary Destination” – walking: Also located within the same ½ mile walking radius in Lower Lawrenceville are between 35 and 40 restaurants, shops, cafes, workplaces and other destinations, largely along Butler Street. These establishments utilize a mix of both public and private parking (on and off street). During peak times when patronage is near the 85 person capacity, it is anticipated that up to 20% or more of patrons could visit the Taproom as a “Secondary Destination” – meaning they have visited and parked near other businesses but are walking to the Taproom. This type of foot traffic and accessibility is what continues to make
Lower Lawrenceville a successful destination. This type of patronage will be encouraged using communication with other businesses in the community but also through the Eleventh Hour website where it will be noted how accessible the tap room is from a list of local businesses. Targeted Patronage: 20% of 75 = 15 Patrons Parking Space Required: 0

Alternate Transportation – Uber, Lyft, Taxi: Including the area outlined above as local (Lower Lawrenceville – ½ mile radius), countless business and residences can be found in the adjacent neighborhoods of Central Lawrenceville, Upper Lawrenceville, Bloomfield, Polish Hill and the Strip District. These neighborhoods are all within 1-1/2 miles of Eleventh Hour and are easily accessible by Uber, Lyft or Taxi. During capacity hours it is reasonable to believe that up 20% or more of patrons would utilize these services. Discounts on food or beverages will be offered to patrons who can produce a valid receipt of these services and this offer will be clearly indicated on the Eleventh Hour website. Targeted Patronage: 20% of 75 = 15 Parking Spaces Required: 0

Alternate Transportation – bike parking: A minimum of eight parking spaces will be provided at the brewpub representing bike access for up 8 patrons. This represents a little more than 10% of the capacity 75. As with other forms of alternate transportation, promotions discounts will be provided for Patrons who ride their bicycle to the taproom. Targeted Patronage: 10% of 75 = 8 Patrons Off-Street Parking Required: 0

Car-trips – Car: About 25% of the patronage at capacity is anticipated from car trips. On-site parking will be encouraged to be by High-Occupancy Vehicles (2 or more patrons/car). Off-site parking will be encouraged along Butler Street or other non-residential locations with the use of a map of available parking showing metered or non-residential spaces. Signage at the Taproom and on the website will remind patrons that they are located adjacent to a residential area and that they should be courteous and respectful. Eleventh Hour will refuse to serve customers being inconsiderate of the community. Targeted Patronage: 25% of 75 = 18 Patrons Parking Spaces Required: Assuming 1.8 Patrons/Car – 10 Off-street spaces.

Demand Analysis Summary:
Local Patronage – Walking: 18 Patrons – 0 Off-street parking spaces required
“Secondary Destination” – Walking: 15 Patrons – 0 Off-street parking spaces required
Alternate Transportation – Uber/Lyft/Taxi: 15 Patrons - 0 Off-street parking spaces required
Alternate Transportation – Bicycle: 8 Patrons – 0 Off-street parking spaces required
Car Trips: 18 Patrons – 10 Off-street parking spaces required
Total – 74 Patrons – 10 Off-street parking spaces required
Off-street parking spaces provided – 11 total (see below)
**Off-street Patron Parking Provided:**
The existing building currently has 12 off-street parking spaces along Charlotte Street. These spaces are included in the existing Certificate of Occupancy. The proposed project would convert these to 11 off-street spaces with two accessible spaces. Five of these spaces (along with the four new staff spaces at the rear of the building) would be leased and available full-time to Eleventh Hour Brewing. The remaining six spaces in the front of the building are available to Eleventh Hour at all times until the Landlord leases the remainder of the building. At that time, an agreement will be in place with the Landlord and future tenant that the six spaces will be available for use by Eleventh Hour after normal business hours (5pm), which is largely the time the taproom will be open. The total of 11 spaces provided satisfies the goal targeted in the parking analysis above.

**Events**

*Private Events* — it is possible that the brewery and taproom may hold private events for up to 50 patrons. In these circumstances patrons will be notified at time of booking that there are 11 parking spaces available for their use and told to find parking along Butler Street (not residential areas) and encouraged to use alternate methods of transportation.

*Public Events* — in the cases where the brewery and taproom host events open to the general public, the capacity of 75 patrons will remain the same and the above referenced Parking Demand Analysis is assumed to remain the same.

**Deliveries**

Deliveries to the Brewery will be made with one-truck, two or three mornings a week. Access to the brewery is through the existing loading dock on Melville way. Deliveries will take place during normal business hours. The size of the truck anticipated is a standard “box truck”. Distribution of kegs and other items from the brewery will happen with a similar frequency, during normal business hours, and currently is scheduled to be accomplished with a standard sized pick-up truck.

Thanks for your consideration in this matter. Mr. McMahon and I can be available at your convenience to meet and would welcome the opportunity to discuss this document further. We look forward to speaking with you.

Respectfully Submitted:

[Signature]

Mark W. Chachula  
RA, NCARB, PE, LEED AP  
Principal - 71A Consulting LLC