

CITY OF PITTSBURGH

Department of City Planning

200 Ross, Pittsburgh, PA 15219
412-255-2241 412-255-2561 (fax)

William Peduto - Mayor

Corey Layman- Zoning Administrator

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

Property Address: 3711 CHARLOTTE ST
Date: 6/16/2016 1

Parcel: 0049J00027000000
Ward: 6

Zone: U1

| | |
|--|---|
| Applicant: 71A CONSULTING LLC MARK CHACHULA 4055 Liberty Avenue PITTSBURGH, PA 15224 412-295-3351 | Owner: LORESCH JOHN SCHNEIDER FOUNDATION 225 SAINT CHARLES PL PITTSBURGH, PA 15215 412-295-3351 |
|--|---|

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.

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.

New Certificate of Occupancy Required: Yes

| | |
|---|-----------------------------|
| Approved for Zoning by: <i>Anne Kramer</i> | Date: <i>6/16/16</i> |
|---|-----------------------------|

*** 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
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Anne Kramer
 Notary Public

Mark W. Chachula
 Applicant (signature)

MARK W. CHACHULA
 Applicant (printed)



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

31 MAR 16

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

JOHN SCENGIOWSKI LOGSICH

| | | | |
|--|-------------------------------------|---|--------------------------|
| 1. Property Owner Name: FOUNDATION FOUNDATION | | Phone Number: (412) 782-4231 | |
| Address: 235 ST CHARLES CITY: O. HARA TWP, 15215 | | State: PA | Zip Code: 15215 |
| 2. Applicant/Company Name: MARY M. MORROW - EUGENIA MORROW | | Phone Number: (412) 716-5107 | |
| Address: 516 HUNTER CITY: R.H. | | State: PA | Zip Code: 15237 |
| Applicant/Contractor ID: (assigned by the City) | | | |
| 3. Development Name: EUGENIA HORN BROWNING | | | |
| 4. Development Location: LAWRENCEVILLE - PARCEL 0049-3-00027 | | | |
| 5. Development Address: 3701 CHARLOTTE STREET, 15201 | | | |
| 6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) | | | |
| Proposed Zoning District: N/A | | | |
| Present Use of Site: (Select from attached list) N/A | | | |
| 7. If a Certificate of Occupancy exists, the following is required: | | | |
| Certificate of Occupancy #: 06120 06120 | Date Issued: 14 OCT 94 14 OCT 94 | Existing Use of Property: MANUFACTURING w/ 12 CAR PARKING AREA | |
| 8. Estimated Construction: | Start Date: 5/1/16 | Occupancy Date: 10/1/16 | Project Cost: \$ 150,000 |

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): 75. MANUFACTURING & ASSEMBLY w/ ACCESSORY "TANNING 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: INTERIOR ALTERATION TO EXISTING GAS APPLIANCES WAREHOUSE & DISMANTLING CENTER TO MICROBREWERY w/ 20861 BROWN CAMERY & ACCESSORY TAPROOM

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/bbi/>)



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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: ± 13,900 sq ft
 Retained Area to be Renovated: ± 6,500 sq ft
 To be Constructed: ∅ sq ft
 Building Footprint: ± 13,900 sq ft

| | Existing | | Proposed | |
|-----------------------------|----------|---------|----------|------|
| | Stories | Feet | Stories | Feet |
| Main Structure | 1 | ± 20 FT | SAME | SAME |
| Proposed Addition/Extension | | | | |

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

N/A

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

| | Existing | Proposed |
|--------------------------|----------|----------|
| Full (8 1/2' x 19') | 12 | 12 ± 7 |
| Compact (7 1/4' x 16') | ∅ | ∅ 5 |
| Handicap (13 1/2' x 19') | ∅ | 2 |

Off-Street Loading Spaces: N/A
 Actual: 1
 Required: 1

19. Please check any of the following items that will be part of the proposed work: N/A
 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:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).
 Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



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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:

- | | | | |
|---------------------------------------|---------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> 0 | New Water Service Connection(s) | <input checked="" type="checkbox"/> 0 | Termination of Existing Water Service Tap(s) |
| <input checked="" type="checkbox"/> 0 | New Sewer Service Connection(s) | <input checked="" type="checkbox"/> 0 | 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:

MARK CANNON, RA

FIA CONSULTING LLC

412.295.3351

MARK@FIACONSULTING.COM

MATT MANNING

ON BEHALF OF ELIZABETH HOA BOARD



Mark W. Chachula, Principal
71A Consulting LLC
4322 Winterburn Avenue
Pittsburgh, PA 15207
Mark@71Aconsulting.com
412.295.3351

Ms. Anne Kramer
City of Pittsburgh – Zoning Department
200 Ross Street, Suite 320
Pittsburgh, PA 15219
Anne.kramer@pittsburghpa.gov
412.255.2470

25 April 2016 – Revised 13 June 16

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.

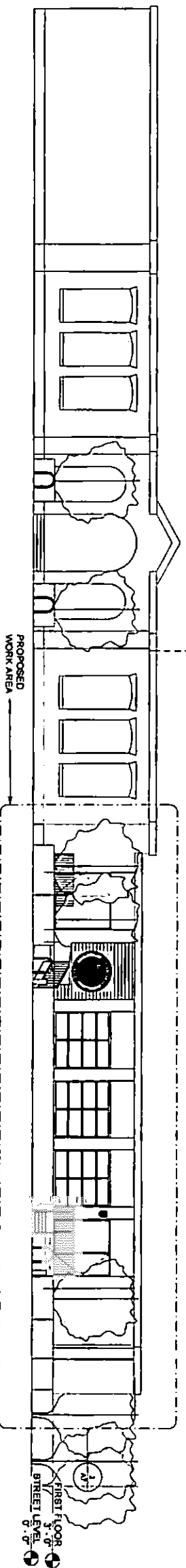
Thanks for your consideration in this matter. Mr. McMahon and I can be available at your convenience to meet and would welcome the opportunity to discuss this document further. We look forward to speaking with you.

Respectfully Submitted:

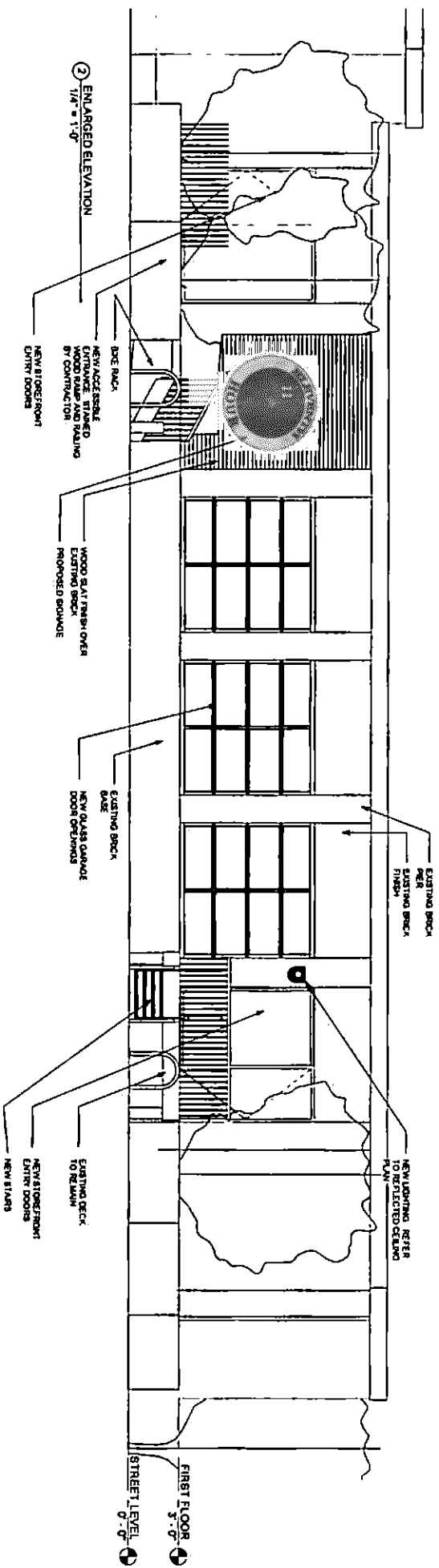


Mark W. Chachula
RA, NCARB, PE, LEED AP
Principal - 71A Consulting LLC

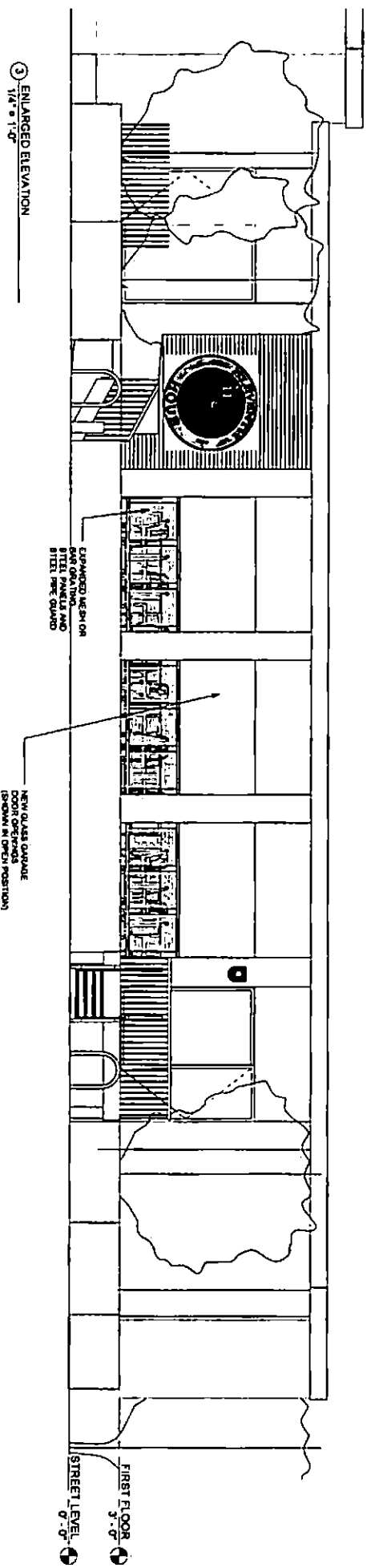
— FUTURE OFFICE TENANT ELEVENTH HOUR BREWING —



① FRONT ELEVATION
1/8" = 1'-0"



② ENLARGED ELEVATION
1/4" = 1'-0"



③ ENLARGED ELEVATION
1/4" = 1'-0"

| No. | Description | Date |
|-----|---------------------|-------------|
| 1 | DATE IN REVIEW | 15 APRIL 18 |
| 2 | DESIGN AND PLAN 1 | 18 APRIL 18 |
| 3 | FORMED ELEVATIONS 3 | 12 APR 18 |
| | | |
| | | |

ELEVENTH HOUR
EXTERIOR ELEVATIONS

PROJECT NUMBER 15201.01
DRAWING DATE 18 APRIL 2018
DRAWN BY MMAC
CHECKED BY MMAC
DRAWING SCALE AS INDICATED