

July 10, 2017

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

Re: Zoning Case 250 of 2017 (4103 Davison Street)

Dear Esteemed Members of the Zoning Board of Adjustment:

On behalf of Lawrenceville United and Lawrenceville Corporation, we write today about the proposed special exception for 4103 Davison Street. Lawrenceville United's (LU) mission is to improve and protect the quality of life for all Lawrenceville residents. Lawrenceville Corporation (LC) serves as the catalyst and conduit for responsible growth and reinvestment in the Lawrenceville community. LU and 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 owner through the planning and construction processes.

This special exception did not meet the threshold for our community process, and so no public community meeting was held. Consequently, LU and LC are not taking a position on this zoning case. However, LU did meet with the building owner, Mr. John Balsamico, as well as the owner of the auto shop, and relayed concerns heard from residents related to customer vehicles parking on the sidewalks, customer vehicles taking up public parking spots on the street, as well as noise on weekends. Accessibility and walkability are important priorities for the neighborhood, and Davison Street is a critical connector to our largest neighborhood parks—Arsenal Park and Leslie Park—so keeping vehicles off sidewalks is something LU and LC wish to reiterate.

In response to these concerns, Mr. Balsamico has said that he would clear space in the garage adjacent to the service area where cars waiting to be serviced can be parked. He also stated that the business would not park cars on the sidewalks and that he would have a sign installed on the building advising customers who are dropping off their cars not to park on sidewalks either. In response to noise concerns on the weekend, Mr. Balsamico also stated that the business would only operate Mondays-Fridays 9 AM to 4 PM. LU further encouraged Mr. Balsamico to utilize nearby lots he owns at 248 and 250 42nd Street to park any additional vehicles waiting to be serviced in order to address resident concerns.

We recognize that these commitments may not be sufficient to satisfying resident concerns relayed to us and would encourage the Zoning Board of Adjustments to take into consideration additional testimony at the hearing when reaching a decision. Thank you!

Sincerely,



Matthew Galluzzo
Executive Director, LC
100 43rd Street, Suite 106
(412) 621-1616



Dave Breingan
Executive Director, LU
4839 Butler Street
(412) 802-7220