



July 18, 2018

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

Re: 4609 Butler Street

On behalf of Lawrenceville United, we write today in reference to the zoning relief sought for 4609 Butler Street by LPGM Limited (Lawrence Hall). 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 initially met with Mr. Minarik on June 15th, 2018, and convened an open and public community meeting on June 19th, 2018. Notes from the community meeting are included with this letter. We thank Mr. Minarik for fully participating in our community process and for being extremely responsive to questions and concerns throughout.

During the open and public community meeting, residents largely expressed support for the revitalization of this vacant property and the proposed use. Residents also noted Mr. Minarik's obvious efforts to work with the community and to make the space inclusive for neighbors. Residents did, however, express concerns about parking and the large variance for it. To his credit, Mr. Minarik has made good faith efforts to locate off-site parking, as well as agree to a variety of measures that would encourage employees and customers to use alternatives to driving or ride-shares to get to the proposed space. Efforts by Mr. Minarik, as well as LU and LC, to lease off-site parking through shared use agreements and other creative solutions haven't been successful so far, and we acknowledge the limitations and challenges that Mr. Minarik faces in meeting the requirement of the zoning code related to parking.

Overall, LU is supportive of the proposed use and we further appreciate that Mr. Minarik's plans call for remediating the current sidewalk at the property, which is currently a significant barrier to accessibility. As a matter of consistency, however, LU cannot support a parking variance of this magnitude. We thank Mr. Minarik for participating in the community process and his sincere efforts to address community concerns, and we thank the ZBA for its consideration.

Sincerely,

Dave Breingan, Executive Director
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