



August 14, 2019

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

Re: Zoning Case 168 of 2019 (4635 Butler Street)

On behalf of the Lawrenceville Corporation and Lawrenceville United, we write today to discuss our conditional support for the zoning relief sought for 4635 Butler 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 developer through the planning and construction processes. Representatives from Abbattia Holdings, LLC participated in an open and public community meeting hosted by LU and LC on Monday, August 5, 2019.

During this facilitated community meetings, impacted residents and stakeholders were provided with a presentation of the proposed plans for the site and an opportunity to ask questions and make comments.

LC and LU also encouraged Appatia Holdings, LLC to adopt the following set of conditions to mitigate overall neighborhood impact of the expansion. If the conditions below are applied to the zoning decision, LC and LU supports the variances requested.

1. Offer the Port Authority Job Perks Program to all eligible employees and who do not live within walking distance.
2. Offer a standing discount or incentive (non-alcohol) for patrons who bike to the establishment
3. Offer a standing discount or incentive (non-alcohol) at the bar for all patrons who arrive via ride share services.
4. Will not permit amplified music to travel beyond the licensed boundaries of the establishment.
5. Patios will close at 11pm Sundays through Thursdays and by midnight on Fridays & Saturdays.
6. Will not offer alcohol specials such as pitchers / buckets of beer, shot specials or energy drinks that would potentially encourage over consumption by patrons.
7. Will notify and seek the approval of the local community group administration ten days in advance of any outdoor entertainment or event that would host groups over 15 people and such approval will not be unreasonably withheld. Such events may be exempt from the closing time per item 5.
8. The Abbey will ensure that occupancy of the outdoor patio does not exceed the limitations of all local applicable codes and regulations.

We thank Abbattia Holdings, LLC and their team for participating in our community process and working earnestly to address community concerns. We respectfully request that the Zoning Board formally adopt these as conditions to the approval. We thank Abbattia Holdings, LLC for working with the community and the Zoning Board for your consideration.

Sincerely,



Matthew Galluzzo
Executive Director
Lawrenceville Corporation
100 43rd St, Suite 106
(412)-621-1616



Dave Breingan
Executive Director
Lawrenceville United
4839 Butler Street
(412)-802-7220