

# LAWRENCEVILLE COMMUNITY DEVELOPMENT ACTIVITIES MEETING

Thursday, February 27, 2025 | 6:30 PM



LAWRENCEVILLE  
CORPORATION

Sign in at [bit.ly/LUSignIn](https://bit.ly/LUSignIn) if you're joining by  
Facebook Live or watching this as a recording

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# Tonight's Agenda

1. Welcome (10 minutes)
  - a. Introduction
  - b. Accessibility
2. Liquor License at 4129 Butler Street (25 minutes)
  - a. Presentation
  - b. Q&A
3. General Discussion (10 mins)
4. Upcoming Events, Meetings & Closing (5 mins)

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- **Mission:** to improve and protect quality of life for all Lawrenceville residents
- Membership of over 900 residents
- Board comprised of all residents: elected by our membership
- **Programs:** Lawrenceville Farmers Market, supporting older adults, free food distributions, cleaning & greening, direct support & case management, advocacy, and more.





- **Mission:** Driven by the Lawrenceville community, the Lawrenceville Corporation acts as the catalyst and conduit for responsible and sustainable growth.
- **Membership:** About 125, primarily business owners
- **Board:** Mostly comprised of residents, property owners, and business owners and elected by our membership - 16 members
- **Programs:** Business district management, mobility, policy and advocacy, community planning and development, real estate development, and communications and marketing
- **History:** Formed in January 2000 as a merger of the Lawrenceville Development Corporation (LDC) and the Lawrenceville Business Association (LBA)



# Accessibility

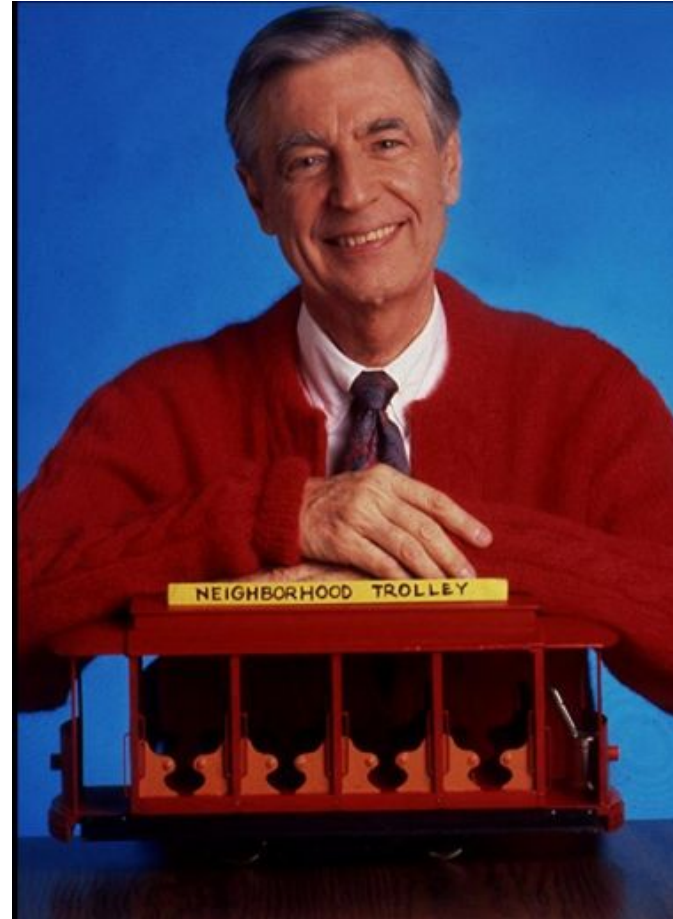
## Accessibility

- LU and LC are committed to making these meetings accessible
- Let us know about any accommodations you need to fully participate
- If joining by Facebook Live, drop comments/questions in the chat

# Community Agreements

## Be neighborly.

- Be respectful of all participants & hosts
- Don't denigrate groups of people
- Give space for all to participate



# Liquor License at 4129 Butler Street

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# Titusz *fka Merchant Oyster Co.*

4129 Butler Street

## Liquor License Information:

- License Type: Restaurant (Liquor)
- Person to Person Transfer
- License Number: R-7445
- Applicant: Titusz, LLC
- Owners: Csilla Thackray, Domenic Branduzzi, Roger Li
- License Manager: Csilla Thackray
- Date Posted: 1/28/2025
- Includes Exterior Area(s)
- No Amusement Permit

**Vision:** Titusz will serve Hungarian and Austrian cuisine to the greater Pittsburgh area in an approachable, yet refined dining experience.





## **Ownership:**

- Csilla Thackray, Domenic Branduzzi, Roger Li

## **Place:**

- 54 dining seats, 10 bar seats
- Interior painting
- Interior wallpaper
- Reduction of bar size to accommodate more table space
- Expansion of kitchen space and installation of second hood
- Hanging of new sign (Dual neon sign where hand painted signs currently are)
- Security/video cameras on site

## Business Plan:

- **Customer Demographic** - The target market for Titusz will be food enthusiasts who are interested in exploring unique and authentic Central European and Austrian cuisine.
- **Days/ Hours of Operation and Alcohol Service:**
  - Thursday, Sunday, Monday 5-9pm / Friday, Saturday 5-10pm
    - Wine: ~\$14/glass
    - Beer: ~\$8/bottle
    - Cocktails: ~\$14
    - Pairings: ~\$140
- **Food:**
  - Small Plates: ~\$9
  - Mains: ~\$25
  - Desserts: ~\$6
  - Tasting Menus: ~\$180
- **Entertainment:** None
- **Trash/Recycling:** 3-4 totes for regular pickups

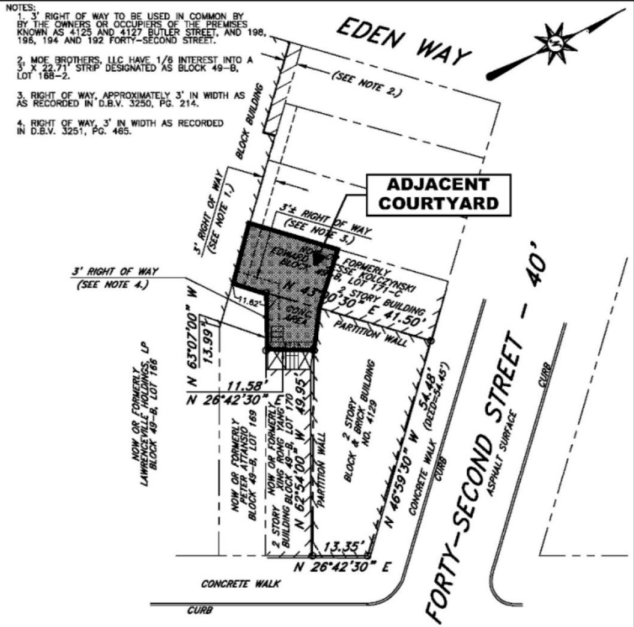
## **Business Plan (more details):**

- Executive **Chef Csilla Thackray** and **Sommelier Sean Rosenkrans** will bring their combined twenty-plus years of experience in the industry to the table, treating guests to a delightful exploration of an underrepresented cuisine and lesser-known wines and spirits. On Monday evenings, Titusz will offer a single-seating, multi-course tasting menu as part of a special supper club that provides customers with an exciting new experience on an evening when many other entities are closed to the public.
- As woman-owned and operated, Titusz inherently stands out amongst the crowd of male-owned establishments in Pittsburgh. An established figure in the industry, Csilla's deft hand, kindness, and commitment to her community are well-known and held in high regard by guests and employees alike.
- At Titusz, we will provide the customer with something generally lacking in the Pittsburgh dining scene: an incredibly focused concept surrounding an underexploited cuisine with impeccable yet effortless service.

## Why Lawrenceville?

- With a large population of young professionals (ages 25-34), there is a sizable group of individuals with semi-disposable incomes looking to have new and adventurous dining experiences. Additionally, wine connoisseurs and enthusiasts would be attracted to the well-developed beverage program curated by a decorated Sommelier. Titusz may also appeal to individuals who value businesses that prioritize employee welfare.
- Lawrenceville has played a huge role in all of our lives and careers. As owners of some of Lawrenceville's longest standing establishments, Dom and Roger have made themselves an integral part of the community. The acquisition of this location was a natural addition to their already impressive and reliable roster of Lawrenceville restaurants, keeping them firmly committed to this wonderful neighborhood.
- Together, we have watched Lawrenceville grow and change, welcoming faces new and old. With Titusz, we intend to keep this vibrant tradition alive and establish ourselves as yet another pillar of excellence within the neighborhood.

- NOTES:
1. 3' RIGHT OF WAY TO BE USED IN COMMON BY THE OWNERS OR OCCUPERS OF THE PREMISES KNOWN AS 4128 AND 4127 BUTLER STREET, AND 198, 194, 194 AND 192 FORTY-SECOND STREET.
  2. MOE BROTHERS, LLC HAVE 1/6 INTEREST IN A 3' X 22.71' STRIP DESIGNATED AS BLOCK 49-B, LOT 188-2.
  3. RIGHT OF WAY, APPROXIMATELY 3' IN WIDTH AS RECORDED IN D.B.V. 3250, PG. 214.
  4. RIGHT OF WAY, 3' IN WIDTH AS RECORDED IN D.E.V. 3251, PG. 485.



**BUTLER STREET - 60'**  
ASPHALT SURFACE



**SURVEY OF PROPERTY**  
MADE FOR  
**MOE BROTHERS, LLC**

SITUATE IN  
**CITY OF PITTSBURGH - 9TH WARD**  
**ALLEGHENY COUNTY - PENNSYLVANIA**

**JOB No. A-23604**      COPYRIGHT © 2014 BY DEGLAU SURVEYORS  
OFFICE - 3001 JACKS RUN ROAD - EMPIRE BLDG., SUITE 100 - McKEESPORT, PA 15131  
PHONES: 412-678-4403      412-823-0887      FAX: 412-678-7603

SCALE: 1" = 20' MAY 12, 2014 REV.: JUNE 20, 2014 REV.: AUG. 19, 2016	D.B.V. 15006 PAGE 136	BLOCK 49-B LOT 171	DRAWN BY - SPP CHECKED BY - DPM
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## Q&A /Comments/Feedback

- **If in person:** Paper feedback forms are available
- **If joining online or watching recording:** Please visit [bit.ly/4129Butler](https://bit.ly/4129Butler) to provide feedback
- **\*If joining online\*:** Please sign in at [bit.ly/LUSignin](https://bit.ly/LUSignin) to ensure you receive follow up communications about this meeting

# How do I engage with the PLCB process as an individual?

**PENNSYLVANIA LIQUOR CONTROL BOARD**

## PUBLIC NOTICE OF APPLICATION ALCOHOLIC BEVERAGES

APPLICANT NAME: <b>TITUSZ, LLC</b>		PREMISES ADDRESS: <b>4129 BUTLER ST., PITTSBURGH, PA 15201</b>	
TYPE OF LICENSE: <b>RESTAURANT (LIQUOR)</b>	LICENSE NO. <b>R-7445</b>	LID NO. <b>129737</b>	
<b>NEW LICENSE</b>	<b>TRANSFER OF A LICENSE</b>	<b>EXTENSION OF PREMISES</b>	<b>CHANGE OF BUSINESS STRUCTURE</b>
<input type="checkbox"/> New License <input type="checkbox"/> Amusement Permit <input type="checkbox"/> Includes Exterior Area(s)	<input checked="" type="checkbox"/> To a new owner from: <b>McCluney-Castore Co, LLC</b> <input type="checkbox"/> To a new location from:  <input type="checkbox"/> To a new owner and new location from:  <input type="checkbox"/> Amusement Permit <input checked="" type="checkbox"/> Includes Exterior Area(s)	<input type="checkbox"/> Interior <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary <input type="checkbox"/> Exterior <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary <input type="checkbox"/> List all temporary date(s)	<input type="checkbox"/> Controlling interest by stockholder or company. Name of stockholder or entity
<b>PROTESTS AND PETITIONS TO INTERVENE</b> <small>Protests against this application may be filed by: - Residents within 500' - Licensees within 200' - Churches, hospitals, schools, public playgrounds or other charitable organizations within 500' All other protests including those addressing the regulator of the applicant must be filed in the name of petition to intervene and accordance with Title 58, PA Code. All protests and petitions to intervene must be filed within 30 days of the posting date (bottom left corner). To file a protest or petition to intervene, file to both parties corner in a covering letter signed (File a Protest or Petition to Intervene and follow the process. The fee number is located on the bottom center of this notice.</small>		<small>This Public Notice of Application must be continuously posted during the period the application is pending before the Board, which time period shall be less than 30 days. <b>WARNING:</b> Removing, defacing, covering up or destroying this Public Notice of Application by anyone during the period the application is pending is a criminal offense and will be prosecuted according to law. For questions or further information: Call (717) 783-4200 or email <a href="mailto:re-file@plcb.org">re-file@plcb.org</a>.</small>	
PREMISES <input checked="" type="checkbox"/> IS NOW LICENSED TO SELL ALCOHOL. <input type="checkbox"/> IS NOT NOW LICENSED TO SELL ALCOHOL.		FILE/AMENDMENT NO. <b>1354378</b>	DATE POSTED <b>1/28/2025</b>

## Breakdown of PA State Liquor License Types:

- <https://www.paliquorlicenseco.com/understanding-types-of-pa-liquor-licenses/>

If you see a liquor license placard in the neighborhood, email [ross@lawrencevillecorp.com](mailto:ross@lawrencevillecorp.com) or [emma@lunited.org](mailto:emma@lunited.org)

# Community Updates and Discussion

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# Closing Announcements

## Upcoming events:

- **Crime in Review meeting**
  - **March 6 @ 6:30-8 PM**
  - **CLP - Lawrenceville (279 Fisk Street)**
  
- **Bystander Intervention Training**
  - **March 20 @ 6:00-8:00 PM**
  - **Goodwill (118 52nd St) or Zoom**
  - **REGISTER at [bit.ly/Bystander2025](https://bit.ly/Bystander2025)**
  
- **Volunteer & Advocacy Fair**
  - **April 3 @ 6:30-8 PM**
  - **Boys and Girls Club (4600 Butler Street)**
  
- **Butler Street & Beyond Clean Up**
  - **April 22 @ 9:30-11 AM**
  - **Details TBA**

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# Thank you!

Lawrenceville Corporation  
[info@lawrencevillecorp.com](mailto:info@lawrencevillecorp.com)  
412-621-1616

Lawrenceville United  
[info@LUnited.org](mailto:info@LUnited.org)  
412-802-7220