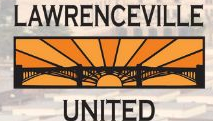


LAWRENCEVILLE COMMUNITY DEVELOPMENT ACTIVITIES MEETING

Thursday, October 30, 2025 | 5:30pm



Sign in at bit.ly/LUSignIn if you're joining by Facebook Live or watching this as a recording



Tonight's Agenda

1. Welcome (5 minutes)
 - a. Introduction
 - b. Accessibility
2. Liquor License at 4115 Butler Street (10 minutes)
 - a. Presentation
 - b. Q&A
3. Upcoming Events, Meetings & Closing (5 mins)



LAWRENCEVILLE



UNITED



- **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 85, primarily businesses / 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

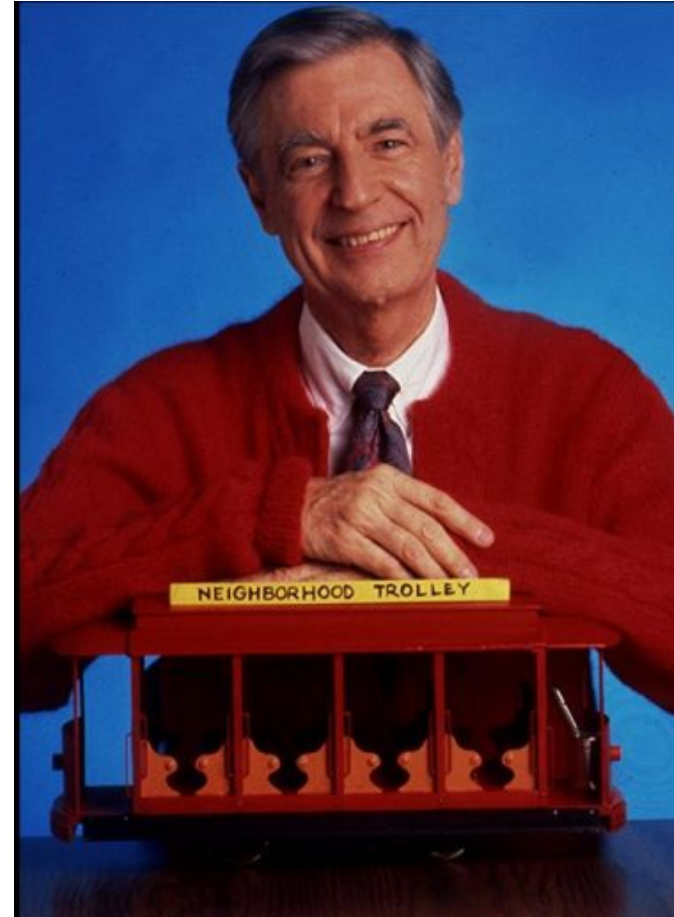
- LU and LC are committed to making these meetings accessible
- Let us know about any accommodations you need to fully participate
- If joining by Facebook Live, drop comments/questions in the chat
- If on the Zoom, please raise hand to ask question or post in the chat



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 4115 Butler Street

Sweet and Sour *fka Smoke*

4115 Butler Street

Liquor License Information:

- License Type: Restaurant (Liquor)
- Person to Person Transfer
- License Number: R-8534
- Applicant: Kai Guo
- Owners: Kai Guo
- License Manager: Kai Guo
- Date Posted: 8/12/2025

Vision: To bring a modern American Asian bar and restaurant that highlights quality ingredients to Lawrenceville at an approachable price point. Where guests can enjoy classics like general tso, fried rice, lo mein.



Ownership:

- Kai Guo

Place:

- Seating for 80-90
- Security/video cameras on site
- *Additional details on interior?*





Business Plan:

- **Customer Demographic** - the goal is to make the price point very affordable so guests can enjoy takeout or dine in without having to break the bank.
- **Days/ Hours of Operation and Alcohol Service:**
 - *TBD*
- **Food:**
 - shooting for average checks to be around \$15-\$30 a person
- **Entertainment:** DJ on weekends
- **Trash/Recycling:** plan TBD

Why Lawrenceville?

- *“I chose Lawrenceville because I love the neighborhood, and it has grown so much with so many great additions. I wanted to add something that I felt would be another great addition. Which is American Asian, more specifically, American Chinese. Butler Street has everything from Thai, burgers, Italian, BBQ, and some of the best pizza in the country, but it doesn’t have an American Asian spot that serves some of the classic Asian dishes we all grew up eating. With my background, I felt like this was a great neighborhood to deliver that.”*

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

PENNSYLVANIA LIQUOR CONTROL BOARD

PUBLIC NOTICE OF APPLICATION ALCOHOLIC BEVERAGES

APPLICANT NAME: SWEET & SOUR RESTAURANT, INC. **PREMISES ADDRESS:** 4115 BUTLER ST. PITTSBURGH, PA 15201-3121

TYPE OF LICENSE: RESTAURANT **LICENSE NO.:** R8534 **LID NO.:** 132693

NEW LICENSE	TRANSFER OF A LICENSE	EXTENSION OF PREMISES	CHANGE OF BUSINESS STRUCTURE
☐ New License	☒ To a new owner from: CHOMPCHANGE LLC	☐ Interior ☐ Permanent ☐ Temporary	☐ Controlling interest by stockholder (i.e. company, Name of stockholder or entity)
☐ Amusement Permit	☐ To a new location from:	☐ Exterior ☐ Permanent ☐ Temporary	
☐ Includes Exterior Area(s)	☐ To a new owner and new location from:	☐ List all temporary date(s):	
	☒ Amusement Permit		
	☐ Includes Exterior Area(s)		

PROTESTS AND PETITIONS TO INTERVENE
Provide notice that application may be filed by:
• Residents within 500'
• Landowners within 500'
• Churches, hospitals, schools, public places
• Other persons having a bona fide interest in the location of liquor to intervene in accordance with Title 58, Pa. Code.
All protests and petitions to intervene must be filed within 30 days of the public notice being given (business days).
To file a protest or petition to intervene, file with the PLCB, under penalty of perjury, that you have a bona fide interest in the location of liquor to intervene.
Before the process, the law number associated with this application is: 1441078.

PREMISES IS NOW LICENSED TO SELL ALCOHOL **FILE/AMENDMENT NO.:** 1441078 **DATE POSTED:** 8/12/2025

This Public Notice of Application must be continuously posted for 30 days before the application is pending before the Board, which is no event shall be less than 30 days.
WARNING: 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) 783-8300 or write to: licensing@plcb.pa.gov

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 or emma@lunited.org



LAWRENCEVILLE
CORPORATION





Q&A / Comments / Feedback

- **If joining online or watching recording:** Please visit bit.ly/4115ButlerSt to provide feedback
- **Please sign in** at bit.ly/LUSignIn to ensure you receive follow up communications about this meeting

Community Updates and Discussion

Closing Announcements

Upcoming events:

- Happenings: Capital Budget & DOMI Project Update
 - Thurs, Nov 6 @ 6:30pm
 - New Alliance Federal Credit Union
3709 Butler Street
- LV Cookie Tour
 - Sat, Dec 13 + Sun, Dec 14 @ 12-5pm
 - Along Butler Street & Penn Avenue
 - Visit lvpggh.com for more details
- Cookie Mall + Radiant Hall Pop-Up Market
 - Sat, Dec 13 @ 1-5 PM
 - Boys & Girls Club (4600 Butler Street)
 - Free holiday kids' party, non-profit bake sale, and artisan market

LAWRENCEVILLE



UNITED



Thank you!

Lawrenceville Corporation
info@lawrencevillecorp.com
412-621-1616

Lawrenceville United
info@LUnited.org
412-802-7220



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