



**Bloomfield  
Development  
CORPORATION**

Please note our new address:  
Bloomfield Development Corp.  
At West Penn Hospital  
366 Gross Street  
Pittsburgh, PA 15224

December 15, 2016

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

**Re: 4568 Penn Avenue**

Dear Esteemed Members of the Zoning Board of Adjustment:

On behalf of Bloomfield Development Corporation (BDC), I write today to add the resolution of formal support to the previously submitted outline of community input on the variances sought by Matt Hough for proposed development of the property located at 4568 Penn Avenue.

As stated in the letter addressed to the Zoning Board of Adjustment on November 16, 2016, BDC, BGC, LC, and LU jointly convened an open and public community meeting on November 10, 2016, attended by over 37 residents and business owners. Matt Hough, developer of the property at 4568 Penn Avenue, presented his proposal to renovate the existing building into a brewery and restaurant requiring a brewpub license. BDC did not have sufficient time to have a resolution discussed and voted on by the board of directors prior to that meeting.

On December 4, 2016, BDC's board of directors reviewed the community's vote of unanimous support for the project, including support for proceeding without secured parking, and the issues which they requested be addressed by Mr. Hough in his plans for developing the building. The brewpub development was discussed at the board meeting and resolution to support the project passed unanimously.

BDC board of directors unanimously passed a resolution of support for the development of a brewpub at 4568 Penn Avenue, providing that the two following conditions are met:

1. Garbage/dumpster location will be screened from view of neighbors on Comrie Way and be maintained to prevent odors from impacting neighbors.
2. Bike parking will be provided in front of the establishment, with the stated preference being for a bike corral to be installed on Penn Avenue.

It should be noted that of the attendees, most of which live directly adjacent to the proposed development, all agreed that that street parking in that area is copious and underutilized, and that this would not be a destination establishment similar to the owner's Greenfield business, drawing people from the surrounding neighborhood who would be most likely to use transportation other than vehicular. The attendees voted to support the project without off-street parking.

We thank the Zoning Board for their further consideration.

Sincerely,

Christina Howell  
Executive Director