



FRIENDSHIP COMMUNITY GROUP

Zoning and Development Committee Agenda

Meeting Date/Time: **November 2, 2021**
 6:30 pm
<https://pitt.zoom.us/j/92262767544>
Meeting ID: 922 6276 7544

<p>Committee Members:</p> <p>Chair: Tom Youngs, Interim</p> <p>Board Member Representatives: Tom Hritz, Joe Mattis, Danielle Novick</p> <p>Community Representatives: Barbara Adams, John Axtell, Emily George, Jennifer Haven, Brian Sullivan</p>	<p>Tom Youngs</p> <p>Tom Hritz, Joe Mattis</p> <p>Barbara Adams, Emily George, Jennifer Haven, Brian Sullivan</p>
<u>AGENDA ITEM</u>	<u>SUMMARY</u>
<ul style="list-style-type: none"> • Sarah Kinter, City Department of Permits, Licenses and Inspections (PLI) (specifically focused on violations) 	<ul style="list-style-type: none"> • Ms. Kinter discussed the various divisions as part of PLI – construction and operations (including property maintenance) • She noted the limitations on access to buildings to inspect possible violations • Ms. Kinter stated that after a third inspection without remediation that the City will file a criminal complaint with a magisterial district judge (MDJ) and that jail or fines can be an outcome <ul style="list-style-type: none"> ○ She stated that it can be helpful for neighborhood associations to attend MDJ hearings to support efforts against problem properties • PLI has a three-day response time to 311 submissions • There are a minimal number of complaints in Friendship regarding “building without permits” • Ms. Kinter clarified that trash issues at the curb belong to Environmental Services and that trash issues on the property are addressed by PLI • She also discussed the ongoing lawsuit regarding fees to be charged for rental registration

<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park • Pittsburgh Glass Center Renovations and Expansion <ul style="list-style-type: none"> ○ DAM on 11/9/21 • Howard Hanna Shadyside Office, 5501 Baum Boulevard • Former Gulf Station location, Penn and S. Negley • Baumhaus2 – Mike Gornick presentation to BCI • 200 Stratford – ZBA variance, 11/18/21 	<ul style="list-style-type: none"> • There will be additional City-managed reconstruction meetings for the park. City has \$1.7 million for the park construction • Emily and Jennifer have developed flyers for the meeting and will be distributing throughout the neighborhood • Neither the City nor the Committee has heard from Howard Hanna management about next steps • Information from the Bloomfield-Garfield Corporation is that the property owners are looking to develop the land for a bank • There do not appear to be any changes in the building plans • Jennifer (Tom H.) moved - Resolved: The Committee shall oppose the variance request submitted to the Pittsburgh Zoning Board of Adjustment to add additional apartments. <p>Seven in favor, none opposed, none abstained. The motion passed.</p> <p>Jennifer will convey motion to the ZBA at its 11/18/21 hearing.</p>
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) participation <ul style="list-style-type: none"> ○ Need FCG reps • Penn Avenue Phase II Streetscape Project • Residential Permit Parking Thursday, November 04, 2021 - 10:00 am 2021-1867 Ordinance amending the Pittsburgh Code, Title V: Traffic, Article VII: Parking, Chapter 549: Residential Parking Permit Program, so as to clarify the administrative process for the program; provide for virtual permitting; add the permit fees to the City’s annual fee book; adopt regulations for the use of Visitor Permits and Non-Resident Permits; and create the hybrid RPP area program. • 352 Stratford - Building Eye – November 18, 2021 – Court Docket Number 05231-NT-329-21, NT-330-21 	<ul style="list-style-type: none"> • No update • No new meetings scheduled • Nothing additional • Jennifer to discuss with FCG BOD member, Vince Manetti

<ul style="list-style-type: none"> • Children’s Home HVAC noises, 5324 Penn Ave – <ul style="list-style-type: none"> ○ August 31, 2021 - Perform Investigation Violation Found ○ September 30, 2021 - Perform Investigation Violation Found ○ <i>Corrective Action Required</i> ○ St. Lawrence Church and Activities Building • Aldi <ul style="list-style-type: none"> ○ Renovations / scaffolding (Baum Blvd) (permit valid until 10/31/21) • Bloomfield Development Corporation (BDC) neighborhood planning process involving Friendship <ul style="list-style-type: none"> ○ MOU? • Bloomfield – Polish Hill Inclusionary Zoning <ul style="list-style-type: none"> ○ FCG position? 	<ul style="list-style-type: none"> • Sara Kinter reported that the Children’s Home is questioning the violation as found by PLI and that the Children’s Home will be presenting its case at the License and Inspection Review Board meeting on 11/10/21 at 9:30 am • Scaffolding remains up but work is continuing • Tom to check further with Sara DeLucia • Jennifer (Emily) moved - Resolved: Whereas the Bloomfield Inclusionary Housing Planning Overlay District is necessary to increase the production of affordable housing to meet existing and anticipated housing and employment needs and to provide a diverse range of housing choices within the Bloomfield neighborhood; And the updated zoning will provide adequate balances by ensuring that the neighborhoods can continue to offer new housing units at a variety of price points; And the intent of the Bloomfield Inclusionary Housing Planning Overlay District is to promote the public health and welfare by increasing the supply of affordable housing for a range of family sizes and promoting economic integration within Bloomfield; And due to the unique circumstances involved with development within Bloomfield, the existing zoning mechanisms do not serve to encourage quality, economically-balanced development; And because remaining land appropriate for residential development within Bloomfield is limited, it is essential that a reasonable proportion of such land be developed into housing units affordable to low and moderate-income people; The Friendship Community Group Zoning and Development Committee supports and advocates for the City of Pittsburgh’s Planning Commission approval of the Bloomfield Inclusionary Housing
--	---

	<p>Planning Overlay District and passage of the same by the Pittsburgh City Council.</p> <p>Six in favor, none opposed, Tom Y. abstained. The motion passed.</p> <ul style="list-style-type: none"> • Jennifer will convey the motion to the Pittsburgh Planning Commission at its 11/23/21, 2:00 meeting.
<p>New</p>	<ul style="list-style-type: none"> • 4401 Liberty Ave (former ShurSav site) Development Activities Meeting held by Bloomfield Development Corporation <ul style="list-style-type: none"> ○ Emily and Jennifer reported that meeting generally went well
<p>2021 Goals Updates</p> <ul style="list-style-type: none"> • Presentations below are tentative – <ul style="list-style-type: none"> ○ Representative from Bloomfield Development Corporation ○ Private developer ○ Graffiti (FCG Quarterly Community Meeting?) 	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • 5222 Penn Ave renovations • North Negley Residences – B’nai Israel • Montana Building on Penn Avenue – renovations • West Penn Hospital Institutional Master Plan • Discussion of “house flippers” in Friendship <ul style="list-style-type: none"> ○ John and Jennifer developing a presentation regarding actions homeowners may consider when approached by house flippers. • New tax abatement programs <ul style="list-style-type: none"> ○ Jennifer – month? • 5226 Penn Ave • Goodblend • Bloomfield Development Corporation neighborhood planning process involving Friendship <ul style="list-style-type: none"> ○ Develop a new strategic plan / community plan ○ Incorporate consideration of expansion of RCO boundaries ○ Incorporate possible development of “Penn Avenue overlay” ○ Include possibility of neighborhood zoning changes? • Penn and Negley Intersection Issue <ul style="list-style-type: none"> ○ DOMI 	

<ul style="list-style-type: none"> • 440 S. Aiken • Trash issues at various buildings <ul style="list-style-type: none"> ○ 301 S. Fairmount • Albright Church • Signage at The Junction • Committee voted by email in early October to support zoning amendment codes to <ul style="list-style-type: none"> ○ Not permit drive thru facilities in most zoning areas of the City(supported) ○ Change restaurant parking requirement (supported) ○ Change certain residential setbacks in regard to on-site parking (not supported) 	
<p>Next Meeting (first Tuesday of the month)</p> <p>December 7, 2021, Location -Pittsburgh Glass Center (Even month, Committee members only)</p> <p>January 4, 2022, Location - Pittsburgh Glass Center (Odd month, public meeting)</p>	