



Meeting Date/Time: Dec 5, 2023, 6:30 pm  
 Location: Pittsburgh Glass Center  
 5472 Penn Ave, Pittsburgh

## Friendship Community Group Zoning and Development Committee Meeting Summary

<p><b>Committee Members:</b>  <b>Chair:</b> Emily George  <b>Board Member Representatives:</b> Chad Burton, Denise Mianzo, Abby Slovonik  <b>Community Representatives:</b> John Axtell, Jennifer Haven, Tom Hritz, Joe Mattis, Brian Sullivan, Tom Youngs</p>	<p><b>In attendance:</b>   <b>Board Member Representatives:</b> Abby Slovonik   <b>Community Representatives:</b> John Axtell, Brian Gruendl, Jennifer Haven, Tom Hritz, Jeff Jacobs, Brian Sullivan, Tom Youngs,</p>
<p><u><b>AGENDA ITEM</b></u></p>	<p><u><b>SUMMARY</b></u></p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> <li>• Penn Plaza/Enright Park       <ul style="list-style-type: none"> <li>○ <a href="https://engage.pittsburghpa.gov/enright">https://engage.pittsburghpa.gov/enright</a></li> <li>○ Planning request # DCP-ZCP-2022-12524</li> <li>○ Thank you/Phase II planning letter to DCP (Jennifer/John)</li> <li>○ Contacting Jake Pawlak re park delays (Jennifer)</li> </ul> </li> <li>• 5425 Baum Blvd – Tender Care       <ul style="list-style-type: none"> <li>○ Water/lead issues resolved (Abby)</li> </ul> </li> <li>• 460 S Graham – City of Bridges School       <ul style="list-style-type: none"> <li>○ Emily emailed Randy for status</li> </ul> </li> <li>• 5173 Liberty Ave – Tomayko Foundation gallery       <ul style="list-style-type: none"> <li>○ Welcome letter (Denise)</li> </ul> </li> <li>• 5128 Penn Ave – Mary’s       <ul style="list-style-type: none"> <li>○ ZBA Special Exception decision 12/18</li> <li>○ 12/7 9 am magistrate’s hearing (docket # MJ-05231-NT-0000127-2023)</li> <li>○ Recurring meetings per MOU</li> </ul> </li> <li>• 5138 Penn Ave – New Pabla restaurant, liquor license       <ul style="list-style-type: none"> <li>○ ADA compliant building updates</li> </ul> </li> <li>• 5300 Penn Ave – McCabe Bros Funeral Home       <ul style="list-style-type: none"> <li>○ On the market for \$1.2m</li> <li>○ Neighbor/buyer outreach?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• John and Jennifer are drafting the letter</li> <li>• Friendship Resident and previous Committee member and chair, Vince Manetti is connecting with the owner of Tender Care to attempt to assist with this issue</li> <li>• No update</li> <li>• No update. Abby will share example of welcome letter with Denise</li> <li>• -       <ul style="list-style-type: none"> <li>○ Awaiting ZBA decision</li> <li>○ Jennifer or Vince Manetti to attend hearing</li> <li>○ Jennifer to connect with Mary’s owner for tour of facility</li> </ul> </li> <li>• No update</li> <li>• No update</li> </ul>

<ul style="list-style-type: none"> <li>● 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> <li>○ 2/6 CCP (docket # CP-02-SA-0000686-2022)</li> <li>○ PLI working w/ CHP on sound remediation plan</li> <li>○ former St. Lawrence O’Toole property</li> </ul> </li> <li>● 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> <li>○ Completion: summer 2024</li> </ul> </li> <li>● Penn Avenue Phase II Streetscape Project <ul style="list-style-type: none"> <li>○ <a href="https://engage.pittsburghpa.gov/penn-avenue-phase-2">engage.pittsburghpa.gov/penn-avenue-phase-2</a></li> <li>○ Feb meeting (per BGC)</li> <li>○ Construction to start 2025 per EngagePGH</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● John has sent two email messages to PLI Director without a response</li> <li>● - <ul style="list-style-type: none"> <li>○ Brian Sullivan raised a concern about new HVAC-type noises coming from the PGC <ul style="list-style-type: none"> <li>▪ Tom will connect with the PGC and the contractor to discuss</li> </ul> </li> <li>○ PGC is closing for January and February, 2024</li> </ul> </li> <li>● - <ul style="list-style-type: none"> <li>○ Jennifer reported that technical engineering is 90% complete, landscaping and traffic control to be 60% to 80% complete by the end of February 2024</li> </ul> </li> </ul>
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> <li>● Baum-Centre Initiative (BCI) updates (meetings 3rd Tuesday of each month) <ul style="list-style-type: none"> <li>○ Jennifer and Tom are ZDC representatives</li> <li>○ Working group to re-envision BCI</li> </ul> </li> <li>● 424 S Fairmount – Interior work w/o permit <ul style="list-style-type: none"> <li>○ ZBA approved 7 units, but no updated certificate of occupancy</li> <li>○ Stop Work Order on 5/12</li> <li>○ MJ hearing 11/30 (docket #: MJ-05231-NT-0000425-2023)</li> <li>○ who we should follow up with at PLI per Corey Layman? (John)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● - <ul style="list-style-type: none"> <li>○ Tom attended the 11/19/23 BCI virtual meeting</li> <li>○ There were eight attendees</li> <li>○ Boston Market on Baum Blvd is closing on 12/1/23 with nothing set to replace it</li> <li>○ Mike Gornick, owner of Baumhaus, stated the Baumhaus 2 still does not have a start date and his tenant Goodblend has closed. <ul style="list-style-type: none"> <li>▪ There was discussion about potential window screening in the retail space</li> </ul> </li> <li>○ Mike also expressed concerns about vagrancy and homelessness in the neighborhood</li> <li>○ Tom shared contact information of a non-profit that assisted with individuals sleeping in Baum Grove</li> </ul> </li> <li>● - <ul style="list-style-type: none"> <li>○ No update</li> <li>○ Unsure of results of magistrate’s hearing</li> </ul> </li> </ul>

<ul style="list-style-type: none"> <li>• 5134 Friendship Ave – Unpermitted excavation <ul style="list-style-type: none"> <li>○ Stop Work Order</li> <li>○ Planning request #DCP-ZDR-2023-03999 approved for retaining wall and patio, no parking</li> <li>○ Zoning determined no approval needed for patio?</li> <li>○ Neighbor outreach (Tom Y.)</li> </ul> </li> <li>• 240 S Graham St – Parking lot <ul style="list-style-type: none"> <li>○ Variance request (DCP-ZDR-2022-01693)</li> <li>○ South Atlantic Inc CCP hearing on 1/9 (docket # CP-02-SA-0000974-2022)</li> </ul> </li> <li>• 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> <li>○ Brian Gallagher updates (Tom Y.)</li> </ul> </li> <li>• 5200 Penn Ave – ALDI litter <ul style="list-style-type: none"> <li>○ Letter of complaint to CEO (J/J)</li> </ul> </li> <li>• Standing virtual meetings with Councilwoman Gross: 3<sup>rd</sup> Mondays at 12pm <ul style="list-style-type: none"> <li>○ Nuisance property program?</li> <li>○ 240 S Graham curb cut?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• - <ul style="list-style-type: none"> <li>○ Tom Y. was unable to connect with neighbor but will continue to attempt. He left contact information at the home.</li> </ul> </li> <li>• <ul style="list-style-type: none"> <li>○ Awaiting results of CCP hearing</li> </ul> </li> <li>• - <ul style="list-style-type: none"> <li>○ Tom Y. communicated through email with Brian Gallagher as landlord</li> <li>○ Brian expressed FCG’s and neighbors’ concerns with Family Dollar lease administrator in November. Brian said that he would be speaking with the lease administrator again in the near future and asked for any additional FCG concerns to be passed along. Committee asked Tom to share concerns with Brian regarding truck noise, dumpsters (open lids and open doors) and landscaping. Committee members also asked for the name of a Family Dollar corporate employee to act as a neighborhood liaison</li> </ul> </li> <li>• John and Jennifer drafted a letter to the CEO of the US headquarters of ALDI. <ul style="list-style-type: none"> <li>○ Before sending the letter, John and Jennifer will first attempt to meet with local store management to express concerns</li> <li>○ Concerns are – parking lot litter, delivery trucks idling after hours, graffiti, poor maintenance, street trees, automated alarms and landscaping including evergreens along wall</li> </ul> </li> <li>• No update</li> </ul>
<p>New</p> <ul style="list-style-type: none"> <li>• Short/long-term rental registry passed by City Council (Tom summary)</li> </ul>	<ul style="list-style-type: none"> <li>• Tom Y. will attempt to provide in January.</li> <li>• New - Tom H. passed along a concern from a Friendship neighbor regarding use of a house at 408 S. Evaline for AirBnB purposes. The concern is that advertisement of the use on Hotels.com shows that the owners have several units in the</li> </ul>

	<p>house but can only use one address and thus have listed nearby house numbers in order to market all units.</p> <ul style="list-style-type: none"> <li>• New - Tom Y. shared that he had requested data from the City of Pittsburgh through an open records request regarding the number of police citations issued to motor vehicles not stopping for pedestrians in crosswalks for 2020, 2021 and 2022. <ul style="list-style-type: none"> <li>○ The information is – <ul style="list-style-type: none"> <li>▪ 2020 - 7</li> <li>▪ 2021 - 9</li> <li>▪ 2022 - 6</li> </ul> </li> </ul> </li> <li>• New - Committee recognized need for a speaker for January meeting as well as a meeting location.</li> <li>• New - Committee chose to meet on January 2, 2024 (there was some discussion about meeting on January 9, 2024 due to the proximity of New Year’s Day)</li> </ul>
<p>2023 Speaker Goals</p> <ul style="list-style-type: none"> <li>○ New traffic engineer</li> <li>○ Building inspectors</li> <li>○ Absentee landlord representative</li> </ul>	<p>List of Requests for City Planning:</p> <ul style="list-style-type: none"> <li>• Do other cities have this process where signage is reviewed only after initial plans are approved? Results in buildings being designed to force signage to be in the public right-of-way (ex: Whole Foods, Hyatt)</li> </ul>
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> <li>• 525 S Aiken Ave – Apartment development</li> <li>• 302 S Atlantic – Permitting issues</li> <li>• 5501 Baum Blvd – Howard Hanna Shadyside</li> <li>• 5502 Baum Blvd – Goodblend</li> <li>• 5546 Baum Blvd – Baumhaus II</li> <li>• 5623 Baum Blvd – John O’Dell development</li> <li>• 5631 Baum Blvd – Aldi</li> <li>• 5634 Baum Blvd – Hertz</li> <li>• 414 S Evaline St – two-unit variance</li> <li>• 4800 Friendship Ave – West Penn Hospital</li> <li>• 486 S Graham – Albright Church/Arch Masonry</li> <li>• Other parking lots behind houses on S. Graham</li> <li>• 5207 Liberty Ave – The Junction signage</li> <li>• 300 S Pacific – Perk &amp; Brew (new deck?)</li> <li>• 4401 Penn Ave – UPMC Children’s signage</li> <li>• 5152 Penn Ave – Each One Teach One daycare</li> <li>• 5228 Penn Ave – Henry Simmons Art gallery</li> </ul>	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> <li>• 5401 Penn Ave – former Penn Aiken Dairy</li> <li>• 5456 Penn Ave – Montana bldg renovations</li> <li>• 5525 Penn Ave – First National Bank</li> <li>• Penn/Negley Intersection</li> <li>• 327 N Negley Ave – B’nai Israel development</li> <li>• 200 Stratford Ave – unpermitted apartment</li> <li>• 352 Stratford Ave</li> <li>• 425 S Winebiddle St – Residential development</li> <li>• 5G cell phone towers</li> <li>• City legislation <ul style="list-style-type: none"> <li>○ Polish Hill/Bloomfield IZOD</li> </ul> </li> <li>• Discussion of “house flippers” in Friendship <ul style="list-style-type: none"> <li>○ John and Jennifer developing a presentation regarding actions homeowners may consider when approached by house flippers</li> </ul> </li> <li>• New tax abatement programs (Jennifer)</li> <li>• FCG DAM SOP development</li> </ul>
<p>Next Meetings (usually first Tuesday of the month)</p> <p>January <b>2 or 9</b>, 2024, Location: TBD</p> <ul style="list-style-type: none"> <li>• Odd month, public meeting</li> </ul> <p>February 6, 2024, Location: TBD</p>	

<ul style="list-style-type: none"> <li>• Even month, Committee members only</li> </ul>	
<p>Abbreviations</p> <p>AI – Action Item  BCI – Baum-Center Initiative  BDC – Bloomfield Development Corporation  BGC – Bloomfield-Garfield Corporation  BOD – Board of Directors  DAM – Development Activities Meeting  DCP – Department of City Planning  DOMI – Department of Mobility and Infrastructure  DPW – Department of Public Works</p>	<p>Abbreviations, continued</p> <p>ELDI – East Liberty Development, Inc.  FCG – Friendship Community Group  IZOD – Inclusionary Zoning Overlay District  MOU – Memorandum of Understanding  PLCB – Pennsylvania Liquor Control Board  PLI – (Dept of) Permits, Licenses, and Inspections  RCO – Registered Community Organization  ZBA – Zoning Board of Adjustment  ZDC – Zoning and Development Committee</p>