



FRIENDSHIP COMMUNITY GROUP

Zoning and Development Committee Meeting Summary

Meeting Date/Time: August 9, 2022
6:30 pm

Location: 252 South Winebiddle Street

<p>Committee Members: Chair: Emily George Vice Chair: Tom Youngs Board Member Representative: Joe Mattis Community Representatives: Barbara Adams, John Axtell, Jennifer Haven, Tom Hritz, Brian Sullivan</p>	<p>Committee Members: Chair: Emily George Vice Chair: Board Member Representative: Joe Mattis Community Representatives: Barbara Adams, Jennifer Haven, Brian Sullivan</p>
<u>AGENDA ITEM</u>	<u>SUMMARY</u>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park <ul style="list-style-type: none"> ○ \$400,000 discrepancy between promised city spending (\$1.7m) and current park budget (\$1.3m) ○ Eva St opened yet? ○ Construction FA22-SP23, Open FA23 • Penn and S. Negley – First National Bank <ul style="list-style-type: none"> ○ ZBA hearing 6/2 (DCP-ZDR-2021-11697) ○ Variance requests approved • 5128 Penn Ave – Mary’s (Emily) <ul style="list-style-type: none"> ○ Potential opening Labor Day • 302 S Atlantic permitting issues <ul style="list-style-type: none"> ○ Magistrate hearing continued to 8/11 (docket # MJ-05231-NT-0000328-2021) • 5138 Penn Ave – New Pabla restaurant, liquor license <ul style="list-style-type: none"> ○ R. Swartz met with Pablas • 5228 Penn Ave – Henry Simmons Art Galleries <ul style="list-style-type: none"> ○ Permit for blocking sidewalk extended to 8/21/2022 • 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> ○ HVAC noises 	<ul style="list-style-type: none"> • AI: Jennifer to email Jake Pawlik about discrepancy • Unknown Eva st opening, need to investigate • Whale statue in storage near 40th st bridge • At opening: FCG + Enright Park neighbors + BGC + ELDI to hold welcome picnic? <ul style="list-style-type: none"> • Move to not actively tracked projects <ul style="list-style-type: none"> • Rick (BGC) to set up meeting with ZDC and BDC leadership with owner • Brian, Joe, Jennifer, Tom, John, Emily to attend <ul style="list-style-type: none"> • Brian, Joe, Jennifer plan to attend hearing 8/11 <ul style="list-style-type: none"> • New restaurant concept • AI: Emily to email Rick for Pabla contact info <ul style="list-style-type: none"> • Penn Ave sidewalk is now open! • S Atlantic sidewalk still closed • Move to not actively tracked projects <ul style="list-style-type: none"> • AI: Emily to email Sarah Kinter to see what the neighborhood’s next move is

<ul style="list-style-type: none"> ○ former St. Lawrence O'Toole property • Penn Avenue Phase II Streetscape Project 	<ul style="list-style-type: none"> • No updates
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) participation <ul style="list-style-type: none"> ○ Jennifer to be primary ○ Need secondary FCG representative • 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> ○ Construction to start in Dec 2022 ○ Neighbor liaison process • 240 S. Graham parking lot construction <ul style="list-style-type: none"> ○ Variance request (DCP-ZDR-2022-01693) ○ Other parking lots behind houses on S. Graham • Hertz signage (Tom) <ul style="list-style-type: none"> ○ ZBA hearing 5/12 (DCP-ZDR-2022-00348) ○ Variance requests approved • 425 S Winebiddle St – Parking lot <ul style="list-style-type: none"> ○ PLI reissued citation 6/22 & 7/22 	<ul style="list-style-type: none"> • No updates • Emily requested Heather send out HVAC info to near neighbors. • South Atlantic Inc has appealed the guilty verdict • Case has been escalated to Court of Common Pleas 8/9 • Move to not actively tracked projects • PLI to continue citing
<p>New</p> <ul style="list-style-type: none"> • Tom and Emily presented potential amendments to FCG RCO application to BOD <ul style="list-style-type: none"> ○ Motion carried ○ Work to amend RCO application? ○ New issues to pay attention to • Phil Wu's replacement. Contacts: <ul style="list-style-type: none"> ○ Planning Mgr. Ose Akinlotan (ose.akinlotan@pittsburghpa.gov) ○ Asst. Dir. Sharonda Whatley (sharonda.whatley@pittsburghpa.gov) • Standing virtual meeting with Councilwoman Gross: 3rd Mondays at 12pm <ul style="list-style-type: none"> ○ Recap/comments? • Joint ZDC/BGC-development committee <ul style="list-style-type: none"> ○ Recap/comments? • Neighborway yield signs • 525 S Aiken zoning variances denied • FCG DAM SOP development 	<ul style="list-style-type: none"> • Bylaws need to be updated to include new blocks • BOD needs to approve new bylaws • Submit to the City • AI: Emily to send bylaws to John and ask to update • Kamin family lot is overgrown. Joe to 311. • We will miss our neighborhood planner Phil! • We look forward to having our own planner. • Forwarded meeting invitation to Barbara and Joe • BGC supports FCG and we wish to be respectful of each other • Per Joe, Committee knew the yield signs were coming but did not know the date • ADA sued over yield signs at Highland park roundabouts and City switched back to stop signs • No Friendship street markings are improved • AI: Brian to draft email with feedback.
<p>2022 Goals</p>	

<ul style="list-style-type: none"> • Speakers <ul style="list-style-type: none"> ○ New traffic engineer ○ Building inspectors ○ Members of City Council ○ Member of new City administration such as community liaison and community relations ○ Absentee landlord representative such as JJ Land 	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • Montana Building on Penn Avenue – renovations • 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? • Goodblend • Penn and Negley Intersection • 440 S. Aiken • 352 Stratford • Bloomfield – Polish Hill Inclusionary Zoning • Trash issues at various buildings <ul style="list-style-type: none"> ○ 301 S. Fairmount • Signage at The Junction • New city regulation of Accessory Short Term Rental properties (Airbnbs) • 5G cell phone towers 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> • Committee voted by email in early October 2021 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) • North Negley Residences – B’nai Israel • Howard Hanna Shadyside Office, 5501 Baum Boulevard • 200 Stratford <ul style="list-style-type: none"> ○ Lewis Kwett will watch • Albright Church • Perk and Brew deck construction <ul style="list-style-type: none"> ○ 2/11/22 meeting, Tom and John met with owner Nick Redondo • Property at Roup and Baum - John O’Dell is considering developing • Proposed daycare at 5152 Penn Avenue • Baumhaus 2 (5546 Baum Blvd) • Rental registry details (Tom) <ul style="list-style-type: none"> ○ requesting garbage checklist item (Brian)
<p>List of Requests for City Planning:</p> <ul style="list-style-type: none"> • 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) • Post results of zoning decisions publicly 	
<p>Next Meeting (first Tuesday of the month)</p> <p>September 6, 2022, Pittsburgh Glass Center (Odd</p>	

<p>month, public meeting)</p> <p>October 4, 2022, Location: Pittsburgh Glass Center (Even month, Committee members only)</p>	
<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 DOMI – Department of Infrastructure and Mobility 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 – (Department of) Permits, Licenses, and Inspections RCO – Registered Community Organization ZBA – Zoning Board of Adjustment ZDC – Zoning and Development Committee</p>