



Meeting Date/Time: August 8, 2023, 6:30 pm
 Location: Friendship Avenue Church
 5450 Friendship Ave, Pittsburgh

Friendship Community Group Zoning and Development Committee Meeting Summary

<p>Committee Members: Chair: Emily George Board Member Representatives: Chad Burton, Denise Mianzo, Abby Slovonik Community Representatives: John Axtell, Jennifer Haven, Tom Hritz, Joe Mattis, Brian Sullivan, Tom Youngs</p>	<p>Committee Members: Chair: Emily George Board Member Representatives: Denise Mianzo, Abby Slovonik Community Representatives: Jennifer Haven, Tom Youngs</p>
<p><u>AGENDA ITEM</u></p>	<p><u>SUMMARY</u></p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> • Penn Plaza - Enright Park <ul style="list-style-type: none"> ○ https://engage.pittsburghpa.gov/enright ○ Planning request # DCP-ZCP-2022-12524 ○ Thank you letter to DCP (Jennifer/John) ○ Phase II planning letter to DCP (Jennifer/John) • 5425 Baum Blvd – Tender Care <ul style="list-style-type: none"> ○ Letter of welcome (Abby) • 460 S Graham – City of Bridges School <ul style="list-style-type: none"> ○ Planning request # DCP-ZDR-2022-14126 ○ Special exception hearing required ○ Any further neighbor concerns? (Tom) ○ Letter of support for 9/14 ZBA hearing • 5128 Penn Ave – Mary’s <ul style="list-style-type: none"> ○ FCG meeting with Laura, MOU with BGC ○ 8/10 magistrate’s hearing (docket # MJ-05231-NT-0000127-2023) with Anthony M. Ceoffe • 5138 Penn Ave – New Pabla restaurant, liquor license <ul style="list-style-type: none"> ○ Building updates • 5300 Penn Ave – McCabe Bros Funeral Home <ul style="list-style-type: none"> ○ On the market for \$1.2m • 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> ○ 10/3 CCP (docket # CP-02-SA-0000686-2022) ○ PLI working w/ CHP on sound remediation plan ○ former St. Lawrence O’Toole property 	<ul style="list-style-type: none"> • Jennifer sent John bullet points on “Thank you” letter • Jennifer sent John neighbors’ meeting notes from January • Abby wrote Thank You letter • AI: Abby to hand-deliver letter • AI: Emily to write letter of support • Committee to await results of hearing • Committee to watch and wait • Members of the joint review project committee walked through the building on 7/17 • AI: Jennifer to send Doodle poll for informational neighbor meeting • Committee to watch and wait

<ul style="list-style-type: none"> • 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> ◦ Updates? • Penn Avenue Phase II Streetscape Project <ul style="list-style-type: none"> ◦ engage.pittsburghpa.gov/penn-avenue-phase-2 ◦ Construction to start 2025 per EngagePGH ◦ Updates from Aug 3 meeting? 	<ul style="list-style-type: none"> • Executive Director Heather McElwee to present at our next meeting. • No attendees present.
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> • Baum-Center Initiative (BCI) updates (meetings 3rd Tuesday of each month) <ul style="list-style-type: none"> ◦ Jennifer and Tom are ZDC representatives ◦ Working group to re-envision BCI • 424 S Fairmount – Interior work w/o permit <ul style="list-style-type: none"> ◦ ZBA approved 7 units, but no updated certificate of occupancy ◦ Stop Work Order on 5/12 ◦ Email to Corey Layman re zoning issues (John) ◦ Letter covering zoning issues for Keith (John) • 5134 Friendship Ave – Unpermitted excavation <ul style="list-style-type: none"> ◦ Stop Work Order ◦ Zoning request #DCP-ZDR-2023-03999 ◦ 9/14 magistrate’s hearing (docket # MJ-0523-1NT-0000316-2023) for “Building Maintenance” ◦ 8/24 magistrate’s hearing (docket # MJ-05231-NT-0000279-2023) for “Building w/o a Permit” • 240 S Graham St – Parking lot <ul style="list-style-type: none"> ◦ Variance request (DCP-ZDR-2022-01693) ◦ South Atlantic Inc CCP hearing on 10/3 (docket # CP-02-SA-0000974-2022) • 4401 Penn Ave – UPMC Children’s signage <ul style="list-style-type: none"> ◦ Planning request # DCP-ZDR-2023-00765 • 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> ◦ 311 campaign/Brian Gallagher updates? ◦ Closed for staffing/training reset? • Standing virtual meetings with Councilwoman Gross: 3rd Mondays at 12pm 	<ul style="list-style-type: none"> • Jennifer attended most recent meeting • Rob Pfaffman led a walking tour through East Liberty • AI: John still to write letters • Committee to await hearing date to be set for electrical trade license • Committee to await magistrate’s hearing • AI: Emily to reach out to PLI Supervisors to ask about the case, if they knew what was going on with the continuances, cc’ing Keith Portugal • Will move to “Not Actively Tracked” projects • AI: Jennifer to follow up with Brian Gallagher • July meeting cancelled
<p>New</p> <ul style="list-style-type: none"> • 5173 Liberty Ave – Tomayko Foundation gallery • PLI: Sarah Kinter takes new role <ul style="list-style-type: none"> ◦ David Green named Acting Director • Magistrate’s Court: Mik Pappas resigned <ul style="list-style-type: none"> ◦ Cases rescheduled/reassigned? 	<ul style="list-style-type: none"> • AI: Denise to observe whether the foundation has moved in • AI: Emily to reach out to PLI Supervisors • AI: Jennifer to reach out to the Pappas office

<p>2023 Speaker Goals</p> <ul style="list-style-type: none"> ○ New traffic engineer ○ Building inspectors ○ Absentee landlord representative 	<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)
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • 440 S Aiken • 525 S Aiken Ave – Apartment development • 302 S Atlantic – Permitting issues • 5501 Baum Blvd – Howard Hanna Shadyside • 5502 Baum Blvd – Goodblend • 5546 Baum Blvd – Baumhaus II • 5623 Baum Blvd – John O’Dell development • 5631 Baum Blvd – Aldi • 5634 Baum Blvd – Hertz • 414 S Evaline St – two-unit variance • 4800 Friendship Ave – West Penn Hospital • 486 S Graham – Albright Church/Arch Masonry • Other parking lots behind houses on S. Graham • 5207 Liberty Ave – The Junction signage • 300 S Pacific – Perk & Brew (new deck?) • 5152 Penn Ave – Each One Teach One daycare • 5228 Penn Ave – Henry Simmons Art gallery • 5401 Penn Ave – former Penn Aiken Dairy 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> • 5456 Penn Ave – Montana bldg renovations • 5525 Penn Ave – First National Bank • Penn/Negley Intersection • 327 N Negley Ave – B’nai Israel development • 200 Stratford Ave – unpermitted apartment • 352 Stratford Ave • 425 S Winebiddle St – Residential development • 5G cell phone towers • City legislation <ul style="list-style-type: none"> ○ Polish Hill/Bloomfield IZOD ○ Residential rental registry ○ Short term rental (Airbnb) regulation • 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 (Jennifer) • FCG DAM SOP development
<p>Next Meetings (first Tuesday of the month)</p> <p>September 5, 2023, Location: Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Odd month, public meeting <p>October 3, 2023, Location: Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Even month, Committee members only 	
<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>