



Meeting Date/Time: Mar 7, 2023 6:30 pm
 Location: Pittsburgh Glass Center

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>Attendees: Chair: Emily George Board Member Representatives: Chad Burton, Denise Mianzo, Abby Slovonik Community Representatives: John Axtell, Jennifer Haven, Tom Youngs</p>
<p><u>AGENDA ITEM</u></p>	<p><u>SUMMARY</u></p>
<p>Presenter: Chris Briem Regional Economist, University of Pittsburgh Center for Social and Urban Research</p>	<p>Chris Briem presented on the changing demographics of Friendship, the East End, and the City of Pittsburgh.</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-ZDR-2022-12524 ○ Sallyann Kluz letter to DCP (Jennifer) • 525 S Aiken Ave apartment development <ul style="list-style-type: none"> ○ ZBA hearing 11/17 (# DCP-ZDR-2022-12140) ○ Committee awaiting ZBA decision on 3/9 • 5425 Baum Blvd – Keller Williams <ul style="list-style-type: none"> ○ Change of use to a daycare • 5128 Penn Ave – Mary’s <ul style="list-style-type: none"> ○ MOU with BGC? • 5138 Penn Ave – New Pabla restaurant, liquor license <ul style="list-style-type: none"> ○ John to discuss with Pabla family • 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> ○ 1/23 mediation with the City ○ 4/4 CCP (docket # CP-02-SA-0000686-2022) ○ former St. Lawrence O’Toole property • 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> ○ Final plan with value engineered items • 425 S Winebiddle St – Residential development <ul style="list-style-type: none"> ○ BDC/FCG developer meeting 	<ul style="list-style-type: none"> • AI: Jennifer following up with Sallyann Kluz. • Zoning variance for fence around basketball court • Committee to watch. Decision will be in the news. • AI: Jennifer to reach out to owner (Glickman) • FCG to meet with Laura Longenecker via Zoom week of 3/13 • AI: John will talk with Rick S and then Pabla family • AI: Jennifer to email James Murray and Emily to email Sarah Kinter to see updates • Deed transferred PGC QALICB • Heather sent final plans to FCG • AI: Emily to confirm with Heather that plans can be shared with near neighbors. • BDC and FCG reps met with owner Uri Fakiro

<ul style="list-style-type: none"> • 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 ◦ Next meeting 5/4 at 11am 	<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 is primary representative ◦ Tom is secondary representative • 414 S Evaline St – requested variance <ul style="list-style-type: none"> ◦ ZBA hearing 1/19 (# DCP-ZDR-2022-12566) ◦ Committee awaiting ZBA decision on 3/6 • 424 S Fairmount – Interior work w/o permit <ul style="list-style-type: none"> ◦ Hearing on 4/6 (docket # MJ-05231-NT-0000489-2022) ◦ ZBA approved 7 units, but no updated certificate of occupancy • 240 S Graham St – Parking lot <ul style="list-style-type: none"> ◦ Variance request (DCP-ZDR-2022-01693) ◦ South Atlantic Inc CCP hearing on 4/4 (docket # CP-02-SA-0000974-2022) ◦ Other parking lots behind houses on S. Graham • 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> ◦ Letter to property manager Brian Gallagher (Jennifer) 	<ul style="list-style-type: none"> • No February meeting • Two unit use approved. • Will move to not Actively Tracked Projects. • AI: Jennifer to attend the magistrate’s hearing • Committee to watch • AI: Jennifer to send letter to Rick Swartz
<p>New</p> <ul style="list-style-type: none"> • Joint Project review <ul style="list-style-type: none"> ◦ ZDC to vote and then FCG Board to vote • ZDC Budget <ul style="list-style-type: none"> ◦ \$2000 legal + \$500 printing • West Penn Hospital <ul style="list-style-type: none"> ◦ Noise • HVAC Zoning Amendment • Standing virtual meeting with Councilwoman Gross: 3rd Mondays at 12pm <ul style="list-style-type: none"> ◦ Recap/comments? • FCG DAM SOP development 	<ul style="list-style-type: none"> • Chad moved, Tom seconded • Vote: In favor: 4, Opposed: 2, Abstain: 1 • FCG Board to vote on Final budget 3/8 • AI: John to reach out to Rod Cunningham to inquire about the sound • AI: Denise to email Christina Howell of BDC • Hearing was today, 3/7
<p>2023 Speaker Goals</p> <ul style="list-style-type: none"> ◦ New traffic engineer ◦ Building inspectors ◦ Absentee landlord representative 	
<p>Not Actively Tracked Projects</p>	<p>Not Actively Tracked Projects, continued</p>

<ul style="list-style-type: none"> • 440 S. Aiken • 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 • 301 S Fairmount – Trash issues • 486 S Graham – Albright Church • 5173 Liberty Ave – Former doctor’s office • 5207 Liberty Ave – The Junction signage • 300 S Pacific – Perk & Brew (new deck?) • 5152 Penn Ave – Daycare • 5228 Penn Ave – Henry Simmons Art gallery • 5401 Penn Ave – former Penn Aiken Dairy • 5456 Penn Ave – Montana bldg renovations • 5525 Penn Ave – First National Bank • Penn/Negley Intersection 	<ul style="list-style-type: none"> • 327 N Negley Ave – B’nai Israel development • 200 Stratford Ave – unpermitted apartment • 352 Stratford Ave • 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)
<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 Meetings (first Tuesday of the month)</p> <p>April 4, 2023, Location: Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Even month, Committee members only <p>May 2 or 9, 2023, Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Odd month, public meeting 	
<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>