



Meeting Date/Time: Apr 4, 2023 7:00 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>Committee Members: Chair: Emily George Board Member Representatives: Chad Burton, Abby Slovonik Community Representatives: John Axtell, Jennifer Haven, Joe Mattis, Brian Sullivan, Tom Youngs</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"> ○ 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"> ○ Approved by ZBA • 5425 Baum Blvd – Daycare <ul style="list-style-type: none"> ○ Updates from owner? (Jennifer) • 5128 Penn Ave – Mary’s <ul style="list-style-type: none"> ○ MOU with BGC? ○ FCG meeting with Laura • 5138 Penn Ave – New Pabla restaurant, liquor license <ul style="list-style-type: none"> ○ Pabla/near neighbors meeting 4/13 at 6pm • 5324 Penn Ave – Children’s Home <ul style="list-style-type: none"> ○ 1/23 mediation with the City ○ 7/11 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 plans disbursed to neighbors ○ Broke ground on 3/23 • Penn Avenue Phase II Streetscape Project <ul style="list-style-type: none"> ○ engage.pittsburghpa.gov/penn-avenue-phase-2 	<ul style="list-style-type: none"> • City planning request was approved by the Art Commission • AI: Jennifer to follow up with Sallyann Kluz regarding letter • Will be moved to “Not Actively Tracked” section • Jennifer spoke with owner David Glickman. He felt a daycare (Tender Care) would serve the neighborhood. <ul style="list-style-type: none"> • Opening in 1-2 months • ZDC can introduce ourselves directly to the tenants. • D. Glickman would like to donate to F4. • Sara, Emily, and Jennifer to meet with Laura. Sara sent Laura proposed meeting times. • Jennifer flyered near neighbors south of Penn Ave. <ul style="list-style-type: none"> • Meeting is at BGC Activities Center. • Need to determine facilitator. • AI: Emily will email Sarah Kinter for an update. Will include James. • Post-meeting: No update on Children’s Home from PLI • AI: Chad to email Heather for final plans • Post-meeting: Heather sent final plans to neighbors • Jennifer to attend

<ul style="list-style-type: none"> ○ Construction to start 2025 per EngagePGH ○ Next meeting 5/4 at 11am 	
<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 • 424 S Fairmount – Interior work w/o permit <ul style="list-style-type: none"> ○ Hearing on 4/6 (docket # MJ-05231-NT-0000489-2022); Jennifer to attend ○ 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 7/11 (docket # CP-02-SA-0000974-2022) ○ Other parking lots behind houses on S. Graham • 4800 Friendship Ave – West Penn Hospital <ul style="list-style-type: none"> ○ Mystery noise • 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> ○ Letter to property manager Brian Gallagher via Rick Swartz (Jennifer) 	<ul style="list-style-type: none"> • Rob Pfaffman putting together a working group for design along the Baum-Centre corridor • AI: Jennifer to attend. • Post-meeting: Continued to 4/20 • Committee to watch. • AI: Emily to email Sarah Kinter to ask for monthly updates. • Sound hasn't been heard by near neighbors recently. • Jennifer sent letter to Rick Swartz. • Rick Swartz to add FCG to the header and send.
<p>New</p> <ul style="list-style-type: none"> • 460 S Graham – City of Bridges School <ul style="list-style-type: none"> ○ Planning request # DCP-ZDR-2022-14126 ○ DAM required? • 486 S Graham – Albright Church • 4401 Penn Ave – UPMC Children's signage • 210/212 S Winebiddle St <ul style="list-style-type: none"> ○ Going to magistrate's hearing 4/27 (Docket # MJ-05231-NT-0000074-2023) • Next meeting: May 9 <ul style="list-style-type: none"> ○ Sharonda Whatley, possibly Zoning/Design review team • 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"> • Will require a special exception hearing for educational use in a Local Neighborhood Commercial zone. • Building has been cleaned, new landscaping. • AI: Tom to email Christina Howell for info • Recent hearing continued. UPMC to meet with community groups. • AI: Emily to ask Sarah Kinter • Next meeting to be 5/9 at 6:30 • Tom to chair/facilitate meeting
<p>2023 Speaker Goals</p> <ul style="list-style-type: none"> ○ New traffic engineer ○ Building inspectors 	

<ul style="list-style-type: none"> ○ Absentee landlord representative 	
<p>Not Actively Tracked Projects</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 • 414 S Evaline St – two-unit variance • 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 	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> • 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)
<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>May 9, 2023, Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Odd month, public meeting <p>June 6, 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>