



Meeting Date/Time: Feb 7, 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 Representative: Chad Burton, Joe Mattis Community Representatives: John Axtell, Jennifer Haven, Tom Hritz, Brian Sullivan, Tom Youngs</p>	<p>In attendance: Chair: Emily George Board Member Representative: Chad Burton Community Representatives: John Axtell, Jennifer Haven, Brian Sullivan, 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-ZDR-2022-12524 ○ Meeting with near neighbors (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 • 5546 Baum Blvd – Baumhaus II • 5128 Penn Ave – Mary’s <ul style="list-style-type: none"> ○ MOU with BGC (John) • 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"> ○ 1/19 PLI meeting with neighbors ○ 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"> ○ Contractor: AM Higley ○ Final plan approved? • 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 	<ul style="list-style-type: none"> • Sallyann Kluz will draft a letter including neighbor concerns to DCP. • AI: Jennifer to follow up with Sallyann re draft. • No updates • Update coming. To move to “Not Actively Tracked” • John sent new MOU preamble to Carlee of BGC. • Mary’s has a stop-work order. • AI: Emily to email BGC to alert them and determine next steps. • AI: John to dine at People’s Indian this month and discuss new project with Pabla family. • Committee awaiting further updates from PLI regarding mediation. • AI: Emily to follow up with Heather in March about final plans. • AI: Emily to email Carlee about any upcoming meetings
<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 • 5631 Baum Blvd – Aldi <ul style="list-style-type: none"> ○ Damage to exterior wall from vehicle ○ Case withdrawn (docket #s MJ-05231-NT-0000535-2022/MJ-05231-NT-0000536-2022) • 414 S Evaline St – requested variance <ul style="list-style-type: none"> ○ ZBA hearing 1/19 (# DCP-ZDR-2022-12566) • 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 • 425 S Winebiddle St – Parking lot <ul style="list-style-type: none"> ○ Hearing on 1/12 (docket # MJ-05231-NT-0000476-2022) ○ Guilty – Fined \$250 ○ Potentially new development soon • 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> ○ BGC & FCG joint meeting 1/20 	<ul style="list-style-type: none"> • January meeting was cancelled • Will move to “Not Actively Tracked” projects • Building at 5620 Baum Blvd has been condemned. • Committee expects ZBA decision 3/6 • Committee to await Court of Common Pleas hearing on 4/4 • Jennifer attended Magistrate’s hearing. • AI: Tom Y to call owner to set up meeting. • AI: Jennifer to create list of issues to send to property manager Brian Gallagher
<p>New</p> <ul style="list-style-type: none"> • Joint Project review <ul style="list-style-type: none"> ○ FCG Board to approve • ZDC Budget <ul style="list-style-type: none"> ○ \$1000 legal + \$500 printing • 5425 Baum Blvd – Keller Williams <ul style="list-style-type: none"> ○ Renovation work to utilities/HVAC/fire • 424 S Fairmount – Interior work w/o permit <ul style="list-style-type: none"> ○ Hearing on 4/6 (docket # MJ-05231-NT-0000489-2022) ○ Approved for 7 units by ZBA in 2018? • 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"> • AI: Emily to email BGC-FCG joint review to committee so that we can vote at 3/7 ZDC meeting • Committee will request \$2000 for legal and \$500 for printing • AI: Emily to submit to Abby Slovonik (FCG treasurer) • Committee to follow • AI: Jennifer to follow up with Daniel Schepcke to inquire about occupancy. • Reviewed comments from emails.
<p>2023 Goals</p> <ul style="list-style-type: none"> • Speakers <ul style="list-style-type: none"> ○ New traffic engineer ○ Building inspectors ○ Member of new City administration such as community liaison/relations 	

<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 • 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 	<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 • 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>Mar 7, 2023, Pittsburgh Glass Center</p> <ul style="list-style-type: none"> • Odd month, public meeting <p>April 4, 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 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 – (Department of) Permits, Licenses, and Inspections RCO – Registered Community Organization ZBA – Zoning Board of Adjustment ZDC – Zoning and Development Committee</p>