



FRIENDSHIP COMMUNITY GROUP

Zoning and Development Committee Summary

Meeting Date/Time: February 1, 2022
6:30 pm

Location: <https://pitt.zoom.us/j/99239369530>
Meeting ID: 992 3936 9530

<p>Committee Members:</p> <p>Chair: Tom Youngs</p> <p>Vice Chair: Emily George</p> <p>Board Member Representatives: Tom Hritz, Joe Mattis, Danielle Novick</p> <p>Community Representatives: Barbara Adams, John Axtell, Jennifer Haven, Brian Sullivan</p>	<p>Tom Youngs</p> <p>Emily George</p> <p>Barbara Adams, John Axtell, Jennifer Haven, Brian Sullivan</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 • Pittsburgh Glass Center Renovations and Expansion <ul style="list-style-type: none"> ○ 1/6/22 neighbors meeting ○ 1/13/22 Zoning Board of Adjustment hearing – continuance ○ Next steps • First National Bank, Former Gulf Station location, Penn and S. Negley <ul style="list-style-type: none"> ○ Presentation to small group, Bloomfield-Garfield Corp and FCG ZDC representative, 1/26/22 (John) 	<ul style="list-style-type: none"> • Nothing to report • - <ul style="list-style-type: none"> ○ ZBA hearing continued to 2/10/22 ○ ZDC leadership met with neighbors and PGC management several times ○ Provide progress report to neighbors on 2/3/22 • - <ul style="list-style-type: none"> ○ Discussion that one special exception may be necessary for a drive-thru ○ A traffic study may be required ○ Need to share information with neighbors through The Bulletin ○ John will discuss with Nina or Rick with Bloomfield-Garfield Corp

<ul style="list-style-type: none"> • 200 Stratford <ul style="list-style-type: none"> ○ Summary, ZBA variance, 11/18/21 ○ Variance denied • Mary's Bar - 5128 Penn Ave (former Toro's location) <ul style="list-style-type: none"> ○ MOU? ○ Next steps? 	<ul style="list-style-type: none"> • No update <ul style="list-style-type: none"> ○ Committee thought that near neighbor Lewis Kwett may be able to monitor building for unpermitted work ○ Tom will contact Lewis • - <ul style="list-style-type: none"> ○ MOU has not been developed ○ John will speak with Rick at BGC to consider a joint approach ○ Tom will arrange a meeting with Emily and Jennifer to discuss how to share info with neighbors
<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 • Residential Permit Parking Thursday <ul style="list-style-type: none"> ○ City Council ? ○ Update? • 352 Stratford - <ul style="list-style-type: none"> ○ 1/7/22 Update from PLI – “PLI was unable to gain lawful entry of the interior of the structure and were obliged to withdraw the complaint. PLI is working with Law to gain entry of the subject structure.” • Children's Home HVAC noises, 5324 Penn Ave – <ul style="list-style-type: none"> ○ District Magistrate date? ○ 3/4/22 BGC meeting with PLI and neighbors • Bloomfield Development Corporation (BDC) neighborhood planning process involving Friendship <ul style="list-style-type: none"> ○ MOU?- FCG President • Bloomfield – Polish Hill Inclusionary Zoning <ul style="list-style-type: none"> ○ Planning Commission approved • 240 S. Graham parking lot construction <ul style="list-style-type: none"> ○ 1/7/22 from Sarah Kinter at PLI – “This property is in violation (CF-PLI-2022-000275: In Violation). The second inspection is scheduled on or around February 2nd. <p>At this time, the owners will need to submit a zoning and development review application with a stamped</p> 	<ul style="list-style-type: none"> • No update • - <ul style="list-style-type: none"> ○ 12/14/21, passed by City Council ○ 12/17/21, effective • No further update from PLI <ul style="list-style-type: none"> ○ Might this require a search warrant? ○ May need to wait for new rental registry ○ Consider discussing rental registry at March meeting • - <ul style="list-style-type: none"> ○ Tom to check with PLI Director, Sarah Kinter, for magistrate court date ○ John to meet with Rick at BGC prior to 3/4/22 meeting with Sarah Kinter • MOU not prepared <ul style="list-style-type: none"> ○ John will revisit an MOU document • Awaiting final approval from City Council • No update

<p>site plan for review to abate the open violations.”</p> <ul style="list-style-type: none"> • Perk and Brew deck construction • Open Hand Ministries’ construction management and “Building Wealth” programs 	<ul style="list-style-type: none"> • No update <ul style="list-style-type: none"> ○ Committee suggests meeting with owner to ask if wishes to meet with Committee and submit prospective drawing ○ Tom and John to discuss further • Emily to contact as speaker in March
<p>New</p> <ul style="list-style-type: none"> • Hertz signage • 5G cell phone towers • Proposed daycare at 5152 Penn Avenue (Emily) 	<ul style="list-style-type: none"> • Tom to contact Hertz for additional information • Tom to mention to FCG Board of Directors • No response to Emily’s email inquiry to owner <ul style="list-style-type: none"> ○ John to discuss with Rick at BGC ○ Variance required for parking • New – John O’Dell is considering building at his property at Roup and Baum as he contacted a Friendship resident • New – Concern with parking lot on S Winebiddle St behind car dealership <ul style="list-style-type: none"> ○ Emily to discuss with Bloomfield Development Corporation
<p>2022 Goals</p> <ul style="list-style-type: none"> • Speakers <ul style="list-style-type: none"> ○ 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 • Other goals? 	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> • 5222 Penn Ave renovations • Montana Building on Penn Avenue – renovations • West Penn Hospital Institutional Master Plan • 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 – month? • 5226 Penn Ave • Goodblend • Bloomfield Development Corporation neighborhood planning process involving Friendship <ul style="list-style-type: none"> ○ Develop a new strategic plan / community plan ○ Incorporate consideration of expansion of RCO boundaries ○ Incorporate possible development of “Penn Avenue overlay” ○ Include possibility of neighborhood zoning changes? • Penn and Negley Intersection Issue <ul style="list-style-type: none"> ○ DOMI • 440 S. Aiken • Trash issues at various buildings <ul style="list-style-type: none"> ○ 301 S. Fairmount • Albright Church • Signage at The Junction • 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) • Baumhaus 2 • Penn Avenue Phase II Streetscape Project • North Negley Residences – B’nai Israel • Howard Hanna Shadyside Office, 5501 Baum Boulevard 	
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<ul style="list-style-type: none">• Aldi – Baum Boulevard	
<p>Next Meeting (first Tuesday of the month)</p> <p>March 1, 2022, Location - Pittsburgh Glass Center or Zoom (Odd month, public meeting)</p> <p>April 6, 2022, Location -Pittsburgh Glass Center of Zoom (Even month, Committee members only)</p>	