



Meeting Date/Time: Oct 3, 2023, 6:30 pm  
 Location: Pittsburgh Glass Center  
 5472 Penn Ave, Pittsburgh

## Friendship Community Group Zoning and Development Committee Meeting Summary

<p><b>Committee Members:</b>  <b>Chair:</b> Emily George  <b>Board Member Representatives:</b> Chad Burton, Denise Mianzo, Abby Slovonik  <b>Community Representatives:</b> John Axtell, Jennifer Haven, Tom Hritz, Joe Mattis, Brian Sullivan, Tom Youngs</p>	<p><b>Committee Members:</b>  <b>Chair:</b> Emily George  <b>Board Member Representatives:</b>  <b>Community Representatives:</b> John Axtell, Jennifer Haven, Tom Youngs, Jeff Jacob, James Settle</p>
<p><b><u>AGENDA ITEM</u></b></p>	<p><b><u>SUMMARY</u></b></p>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> <li>• Penn Plaza/Enright Park       <ul style="list-style-type: none"> <li>○ <a href="https://engage.pittsburghpa.gov/enright">https://engage.pittsburghpa.gov/enright</a></li> <li>○ Planning request # DCP-ZCP-2022-12524</li> <li>○ Thank you letter to DCP (Jennifer/John)</li> <li>○ Phase II planning letter to DCP (Jennifer/John)</li> </ul> </li> <li>• 5425 Baum Blvd – Tender Care       <ul style="list-style-type: none"> <li>○ Sprinkler permit troubles</li> </ul> </li> <li>• 460 S Graham – City of Bridges School       <ul style="list-style-type: none"> <li>○ Planning request # DCP-ZDR-2022-14126</li> <li>○ Special exception hearing 9/14 (docket # DCP-ZDR-2023-14126)</li> </ul> </li> <li>• 5173 Liberty Ave – Tomayko Foundation gallery       <ul style="list-style-type: none"> <li>○ Moved in? (Denise)</li> <li>○ John Tomayko contact info (Dilla)</li> </ul> </li> <li>• 5128 Penn Ave – Mary’s       <ul style="list-style-type: none"> <li>○ FCG meeting with Laura, MOU with BGC</li> <li>○ 10/10 magistrate’s hearing (docket # MJ-05231-NT-0000127-2023)</li> </ul> </li> <li>• 5138 Penn Ave – New Pabla restaurant, liquor license       <ul style="list-style-type: none"> <li>○ Building updates, ADA compliance</li> </ul> </li> <li>• 5300 Penn Ave – McCabe Bros Funeral Home       <ul style="list-style-type: none"> <li>○ On the market for \$1.2m</li> <li>○ Doodle poll for neighbor meeting (Jennifer)</li> </ul> </li> <li>• 5324 Penn Ave – Children’s Home</li> </ul>	<ul style="list-style-type: none"> <li>• <b>AI:</b> Jennifer to email Jake Pawlak to inquire about delays on Enright Park</li> <li><b>AI:</b> Jennifer/John to collaborate on single letter to DCP for Enright Park design thank you/Phase II planning</li> <li>Need water quality certification requirement</li> <li><b>AI:</b> Jennifer follow back up with Deb Gross</li> <li><b>AI:</b> Jennifer to provide state officials’ info to Abby</li> <li>Committee to await ZBA decision</li> <li><b>AI:</b> Emily to follow up with Dilla for contact info</li> <li>BGC-FCG joint committee held Mary’s meeting at 5:30        Jennifer emailed Laura to inquire about availability for a community meeting ahead of zoning hearing        Emily emailed Kristen (Head of Waldorf school) to inquire about use of Waldorf School as venue</li> <li>No updates</li> <li><b>AI:</b> Jennifer to send out Doodle poll for neighbor meeting        Invite Henry Simonds</li> <li>John emailed Dave Green at PLI for an update on sound</li> </ul>

<ul style="list-style-type: none"> <li>○ 10/3 CCP (docket # CP-02-SA-0000686-2022)</li> <li>○ PLI working w/ CHP on sound remediation plan</li> <li>○ former St. Lawrence O'Toole property</li> <li>• 5472 Penn Ave – PGC Expansion <ul style="list-style-type: none"> <li>○ Street light</li> </ul> </li> <li>• Penn Avenue Phase II Streetscape Project <ul style="list-style-type: none"> <li>○ <a href="https://engage.pittsburghpa.gov/penn-avenue-phase-2">engage.pittsburghpa.gov/penn-avenue-phase-2</a></li> <li>○ Construction to start 2025 per EngagePGH</li> </ul> </li> </ul>	<p>remediation.  <b>AI:</b> John to follow up with Dave Green</p> <p><b>AI:</b> Emily to email Deb Gross to ask who is City Liaison from Duquesne Light.  <b>Post-meeting:</b> Duquesne installed new street light 10/4</p> <p><b>AI:</b> Jennifer to follow up on previous email to BGC</p>
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> <li>• Baum-Centre Initiative (BCI) updates (meetings 3rd Tuesday of each month) <ul style="list-style-type: none"> <li>○ Jennifer and Tom are ZDC representatives</li> <li>○ Working group to re-envision BCI</li> </ul> </li> <li>• 424 S Fairmount – Interior work w/o permit <ul style="list-style-type: none"> <li>○ ZBA approved 7 units, but no updated certificate of occupancy</li> <li>○ Stop Work Order on 5/12</li> <li>○ Email to Corey Layman re zoning issues (John)</li> <li>○ Letter covering zoning issues for Keith (John)</li> </ul> </li> <li>• 5134 Friendship Ave – Unpermitted excavation <ul style="list-style-type: none"> <li>○ Stop Work Order</li> <li>○ Planning request #DCP-ZDR-2023-03999 approved for retaining wall and patio, no parking</li> </ul> </li> <li>• 240 S Graham St – Parking lot <ul style="list-style-type: none"> <li>○ Variance request (DCP-ZDR-2022-01693)</li> <li>○ South Atlantic Inc CCP hearing on 10/3 (docket # CP-02-SA-0000974-2022)</li> </ul> </li> <li>• 5160 Penn Ave – Family Dollar <ul style="list-style-type: none"> <li>○ Brian Gallagher call with the Dollar Tree Lease Administrator for W. PA</li> </ul> </li> <li>• 5200 Penn Ave – ALDI litter <ul style="list-style-type: none"> <li>○ Chain of complaint for local management?</li> </ul> </li> <li>• Standing virtual meetings with Councilwoman Gross: 3<sup>rd</sup> Mondays at 12pm</li> </ul>	<p>September meeting included the creation of a Bylaws Committee and Operational Re-Envisioning Committee</p> <p><b>AI:</b> Tom to provide Google Group to email to be added</p> <p>John emailed Daniel Schepcke to outline the situation and cc'ed Corey Layman and Keith Portugal. Corey Layman forwarded to PLI supervisors to coordinate enforcement.  Committee to await PLI action.</p> <p><b>AI:</b> Emily to email David Green about any PLI followup</p> <p><b>AI:</b> Emily to email David Green about parking lot use</p> <p>Committee to await update from Brian</p> <p><b>AI:</b> John and Jennifer to edit Jennifer's letter and send to the ALDI CEO</p> <p>Discussions of House Tour, drinking water approval for child-care facilities</p>
<p>New</p> <ul style="list-style-type: none"> <li>• Short/long-term rental registry passed by City Council</li> </ul>	<p><b>AI:</b> Tom to bring summary to our Nov meeting.</p>
<p>2023 Speaker Goals</p> <ul style="list-style-type: none"> <li>○ New traffic engineer</li> <li>○ Building inspectors</li> <li>○ Absentee landlord representative</li> </ul>	<p>List of Requests for City Planning:</p> <ul style="list-style-type: none"> <li>• Do other cities have this process where signage is reviewed only after initial plans are approved?</li> </ul>

	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"> <li>• 525 S Aiken Ave – Apartment development</li> <li>• 302 S Atlantic – Permitting issues</li> <li>• 5501 Baum Blvd – Howard Hanna Shadyside</li> <li>• 5502 Baum Blvd – Goodblend</li> <li>• 5546 Baum Blvd – Baumhaus II</li> <li>• 5623 Baum Blvd – John O’Dell development</li> <li>• 5631 Baum Blvd – Aldi</li> <li>• 5634 Baum Blvd – Hertz</li> <li>• 414 S Evaline St – two-unit variance</li> <li>• 4800 Friendship Ave – West Penn Hospital</li> <li>• 486 S Graham – Albright Church/Arch Masonry</li> <li>• Other parking lots behind houses on S. Graham</li> <li>• 5207 Liberty Ave – The Junction signage</li> <li>• 300 S Pacific – Perk &amp; Brew (new deck?)</li> <li>• 4401 Penn Ave – UPMC Children’s signage</li> <li>• 5152 Penn Ave – Each One Teach One daycare</li> <li>• 5228 Penn Ave – Henry Simmons Art gallery</li> </ul>	<p>Not Actively Tracked Projects, continued</p> <ul style="list-style-type: none"> <li>• 5401 Penn Ave – former Penn Aiken Dairy</li> <li>• 5456 Penn Ave – Montana bldg renovations</li> <li>• 5525 Penn Ave – First National Bank</li> <li>• Penn/Negley Intersection</li> <li>• 327 N Negley Ave – B’nai Israel development</li> <li>• 200 Stratford Ave – unpermitted apartment</li> <li>• 352 Stratford Ave</li> <li>• 425 S Winebiddle St – Residential development</li> <li>• 5G cell phone towers</li> <li>• City legislation <ul style="list-style-type: none"> <li>○ Polish Hill/Bloomfield IZOD</li> </ul> </li> <li>• Discussion of “house flippers” in Friendship <ul style="list-style-type: none"> <li>○ John and Jennifer developing a presentation regarding actions homeowners may consider when approached by house flippers</li> </ul> </li> <li>• New tax abatement programs (Jennifer)</li> <li>• FCG DAM SOP development</li> </ul>
<p>Next Meetings (usually first Tuesday of the month)</p> <p>November 14, 2023, Location: Pittsburgh Glass Center</p> <ul style="list-style-type: none"> <li>• Odd month, public meeting</li> </ul> <p>December 5, 2023, Location: Pittsburgh Glass Center</p> <ul style="list-style-type: none"> <li>• Even month, Committee members only</li> </ul>	
<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>