



## FRIENDSHIP COMMUNITY GROUP

### Zoning and Development Committee Meeting Summary

**Meeting Date/Time:** April 5, 2022  
 6:30 pm  
  
**Location:** Tom Youngs' home or  
<https://pitt.zoom.us/j/98923517957>  
**Meeting ID:** 989 2351 7957

<p><b>Committee Members:</b></p> <p><b>Chair:</b> Tom Youngs</p> <p><b>Vice Chair:</b> Emily George</p> <p><b>Board Member Representative:</b> Joe Mattis</p> <p><b>Community Representatives:</b> Barbara Adams, John Axtell, Jennifer Haven, Tom Hritz, Brian Sullivan</p>	<p><b>Attendees:</b></p> <p><b>Chair:</b> Tom Youngs</p> <p><b>Vice Chair:</b> Emily George</p> <p><b>Board Member Representative:</b></p> <p><b>Community Representatives:</b> Barbara Adams, John Axtell, Jennifer Haven, Tom Hritz</p>
<b><u>AGENDA ITEM</u></b>	<b><u>SUMMARY</u></b>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> <li>• Penn Plaza - Enright Park             <ul style="list-style-type: none"> <li>○ Zoning Board of Adjustment (ZBA) for Whole Foods signage?</li> </ul> </li>   <li>• Pittsburgh Glass Center Renovations and Expansion             <ul style="list-style-type: none"> <li>○ ZBA Hearing on 2/10/22, 45 days -</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Developer's portion of Enright Park complete (clear debris, seed)</li> <li>• Developer should have transferred title to the city Oct '21</li> <li>• Per Phil Wu, Neighborhood Planner, City Planning has been understaffed with change in administration</li> <li>• City Engage page has stalled, as similar with other projects</li> <li>• <b>AI:</b> Jennifer will email project works PM where they stand on BID documents prepared, contractor, etc</li> <li>• John to check with near neighbors - Ross</li> <li>• Whole Foods has requested and likely received variances for sign package (standard for Pgh)</li> <li>• <b>AI:</b> Tom to batch email Svetlana to confirm.</li>   <li>• <b>AI:</b> Tom to batch email Svetlana to acquire final zoning decision</li> <li>• <b>AI:</b> Tom to discuss letter of support with sara and present at BOD meeting 4/13 (?)</li> </ul>

<ul style="list-style-type: none"> <li>late March? <ul style="list-style-type: none"> <li>o Letter of support?</li> </ul> </li> <li>• First National Bank, Former Gulf Station location, Penn and S. Negley <ul style="list-style-type: none"> <li>o Zoning adjustment request for drive thru?</li> </ul> </li> <li>• Mary's Bar - 5128 Penn Ave (former Toro's location) <ul style="list-style-type: none"> <li>o PLCB info</li> <li>o Waldorf School - what to report to principal?</li> <li>o Next steps?</li> </ul> </li> <li>• Baumhaus 2 <ul style="list-style-type: none"> <li>o MOU adjustment?</li> </ul> </li> <li>• Proposed daycare at 5152 Penn Avenue (Emily) <ul style="list-style-type: none"> <li>o Results of 2/3/22 ZBA hearing?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Rick Swartz rec'ed email requesting Development Activities Meeting (DAM)</li> <li>• Per Rick Bloomfield-Garfield Corporation (BGC) will cooperate but will neither support nor oppose the bank</li> <li>• <b>AI:</b> John to email Phil about allowing FCG to be Zoom panelists in a city-hosted DAM</li> <li>• Tom requested PLCB expansion of liquor license, but Committee still doesn't understand what was received.</li> <li>• Committee would like to meet with owner, Laura Longenecker, with reps from Waldorf, the Coral house, and maybe BGC.</li> <li>• <b>AI:</b> Emily will email Laura to arrange a meeting. Goal timeframe within next few weeks.</li> <li>• <b>AI:</b> John to come up with amendment language codifying Mike Gornick's parking penalty scheme</li> <li>• Barbara discussed a fence that Baumhaus 2 did not have a permit for and was cited for</li> <li>• <b>AI:</b> Tom will batch email Svetlana to get zoning result</li> </ul>
<p>Neighborhood Environment Updates</p> <ul style="list-style-type: none"> <li>• Baum-Center Initiative (BCI) participation <ul style="list-style-type: none"> <li>o Jennifer to be primary</li> <li>o Need secondary FCG representative</li> </ul> </li> <li>• 352 Stratford - <ul style="list-style-type: none"> <li>o PLI waiting for rental registry</li> </ul> </li> <li>• Children's Home HVAC noises, 5324 Penn Ave - <ul style="list-style-type: none"> <li>o PLI and sound consultant at Children's Home?</li> <li>o 4/7/22 date with magistrate?</li> </ul> </li> <li>• Bloomfield Development Corporation (BDC) neighborhood planning process involving Friendship <ul style="list-style-type: none"> <li>o Tom and John met with Sara DeLucia</li> <li>o Tom forwarded ideas for MOU to Christina Howell for at BDC</li> </ul> </li> <li>• Bloomfield - Polish Hill Inclusionary Zoning <ul style="list-style-type: none"> <li>o City Council approval</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Discussed recent PWSA work on Centre Ave</li> <li>• Discussed need to reevaluate scope of BCI (similar to BDC community plan for Bloomfield/Friendship)</li> <li>• No updates</li> <li>• 4/7 date is correct, but we do not know who the City's sound expert (who did the recent readings) will be at the hearing</li> <li>• <b>AI:</b> Tom will follow up with Sarah Kinter since we have not received a response to the letter</li> <li>• No updates</li> <li>• Hearing was today, 4/5.</li> <li>• Will look for media coverage for report of how it went.</li> </ul>

<ul style="list-style-type: none"> <li>○ Forwarded FCG resolution</li> <li>• 240 S. Graham parking lot construction <ul style="list-style-type: none"> <li>○ From Building Eye - "March 10, 2022 - Perform Investigation -Issue Criminal Complaint DCP-ZDR-2022-01693 Application has been made, no work has been done to acquire approvals and permits; continue to court."</li> </ul> </li> <li>• Hertz signage (Tom) <ul style="list-style-type: none"> <li>○ 3/7/22 reply from James Rice, General Manager II, Northern VA,DC, South MD - "From what I've gathered, we are replacing the existing signage with a refresh. There's no new installations going up."</li> </ul> </li> <li>• 5G cell phone towers <ul style="list-style-type: none"> <li>○ 3/8/22, Michael J. Salem, Right of Way Manager, City Department of Mobility &amp; Infrastructure, "Verizon Wireless is having an issue with the fans in their equipment boxes and are working to correct this problem. Can you provide us with an address where this is happening and we can alert the company?"</li> <li>○ Tom provided address of Coral and S. Aiken to DOMI to forward info to Verizon</li> </ul> </li> <li>• Concern with parking lot on S Winebiddle St behind car dealership <ul style="list-style-type: none"> <li>○ Emily provided information from Sam Spearing at BDC that it appears that City inspectors did not find any violations</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• No updates</li> <li>• Committee will wait and watch</li> <li>• No updates</li> <li>• <b>AI:</b> Emily and John to collaborate on a letter to Sarah Kinter to discuss circumstantial evidence of illegal parking</li> </ul>
<p>New</p> <ul style="list-style-type: none"> <li>• Pink house at 302 S Atlantic permitting issues</li> <li>• May meeting at Glass Center</li> <li>• Summer in person meetings: June/July/August we cannot use the PGC. Other locations?</li> <li>• Email from Chrisarah Johnson about attending a community meeting</li> </ul>	<ul style="list-style-type: none"> <li>• May discuss with owner at meeting on Mary's</li> <li>• <b>AI:</b> Emily to send Tom description of presenter for publicizing the meeting</li> <li>• John suggested the use of his garage</li> <li>• Have requested advice on a more official response from Sara</li> </ul>

<ul style="list-style-type: none"> <li>• FCG DAM SOP development</li> </ul>	<ul style="list-style-type: none"> <li>• Received notes from Committee members about suggested amendments to SOP</li> </ul>
<p>2022 Goals</p> <ul style="list-style-type: none"> <li>• Speakers <ul style="list-style-type: none"> <li>○ Building inspectors</li> <li>○ Members of City Council</li> <li>○ Member of new City administration such as community liaison and community relations</li> <li>○ Absentee landlord representative such as JJ Land</li> </ul> </li> </ul>	
<p>Not Actively Tracked Projects</p> <ul style="list-style-type: none"> <li>• 5222 Penn Ave renovations</li> <li>• Montana Building on Penn Avenue – renovations</li> <li>• West Penn Hospital Institutional Master Plan</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 <ul style="list-style-type: none"> <li>○ Jennifer – month?</li> </ul> </li> <li>• 5226 Penn Ave</li> <li>• Goodblend</li> <li>• Bloomfield Development Corporation neighborhood planning process involving Friendship <ul style="list-style-type: none"> <li>○ Develop a new strategic plan / community plan</li> <li>○ Incorporate consideration of expansion of RCO boundaries</li> <li>○ Incorporate possible development of “Penn Avenue overlay”</li> <li>○ Include possibility of neighborhood zoning changes?</li> </ul> </li> <li>• Penn and Negley Intersection Issue <ul style="list-style-type: none"> <li>○ DOMI</li> </ul> </li> <li>• 440 S. Aiken</li> <li>• Trash issues at various buildings <ul style="list-style-type: none"> <li>○ 301 S. Fairmount</li> </ul> </li> </ul>	

- Signage at The Junction
  
- Committee voted by email in early October 2021 to support zoning amendment codes to
  - 
  
  - 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)
  
- Penn Avenue Phase II Streetscape Project
  
- North Negley Residences - B'nai Israel
  
- Howard Hanna Shadyside Office, 5501 Baum Boulevard
  
- 200 Stratford
  - Lewis Kwett will watch
  
- Albright Church
  
  
- Perk and Brew deck construction
  - 2/11/22 meeting, Tom and John met with owner Nick Redondo
  
- Aldi - Baum Boulevard
  
- Property at Roup and Baum - John O'Dell is considering building as he contacted a Friendship resident

List of Requests for City Planning:

- 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)

<ul style="list-style-type: none"> <li>• Post results of zoning decisions publicly</li> </ul>	
<p>Next Meeting (first Tuesday of the month)</p> <p>May 3, 2022, Location - Pittsburgh Glass Center or Zoom (Odd month, public meeting)</p> <p>June 7, 2022, Location -Pittsburgh Glass Center or Zoom (Even month, Committee members only)</p>	