



## FRIENDSHIP COMMUNITY GROUP

### Zoning and Development Committee Summary

**Meeting Date/Time:** December 7, 2021  
6:30 pm

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

<p><b>Committee Members:</b></p> <p><b>Chair:</b> Tom Youngs, Interim</p> <p><b>Board Member Representatives:</b> Tom Hritz, Joe Mattis, Danielle Novick</p> <p><b>Community Representatives:</b> Barbara Adams, John Axtell, Emily George, Jennifer Haven, Brian Sullivan</p>	<p>Tom Youngs</p> <p>Joe Mattis</p> <p>Barbara Adams, John Axtell, Emily George, Jennifer Haven</p>
<b><u>AGENDA ITEM</u></b>	<b><u>SUMMARY</u></b>
<p>2022 Goals</p> <ul style="list-style-type: none"> <li>• Speakers</li> <li>• Other goals</li> </ul>	<ul style="list-style-type: none"> <li>• Speakers suggested were – <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> <li>• Not discussed</li> </ul>
<p>Neighborhood Development Updates</p> <ul style="list-style-type: none"> <li>• Penn Plaza - Enright Park <ul style="list-style-type: none"> <li>○ "...the company has turned over the retail space to Whole Foods Market, which has begun building out its new store..." Pgh Bus Times</li> </ul> </li> <li>• Pittsburgh Glass Center Renovations and Expansion <ul style="list-style-type: none"> <li>○ Summary of DAM on 11/9/21</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Construction work continues on the site. <ul style="list-style-type: none"> <li>○ Neighbors may wish to consider additional fundraising for future concerns</li> <li>○ No news on City formal ownership of park</li> </ul> </li> <li>• Next meeting is scheduled for 1/6/22 at 5:30 to discuss list of neighbors' concerns <ul style="list-style-type: none"> <li>○ Design and materials</li> <li>○ Revisit parking</li> </ul> </li> </ul>

<ul style="list-style-type: none"> <li>• Howard Hanna Shadyside Office, 5501 Baum Boulevard</li> <li>• Former Gulf Station location, Penn and S. Negley</li> <li>• Baumhaus 2 <ul style="list-style-type: none"> <li>○ "...we will be taking some core borings on the phase 2 lot over the next few days..." email dated 12/5/21</li> </ul> </li> <li>• 200 Stratford <ul style="list-style-type: none"> <li>○ Summary, ZBA variance, 11/18/21</li> </ul> </li> <li>• North Negley Residences – B’nai Israel <ul style="list-style-type: none"> <li>○ Tom and Jennifer to meet with development team, 12/7/21</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ HVAC and screens</li> <li>○ Trash pickup</li> <li>• No update</li> <li>• Site of potential bank <ul style="list-style-type: none"> <li>○ Rick Swartz from Bloomfield-Garfield Corp is speaking with Gumberg Corp representatives</li> <li>○ Bank may be working with attorney Bill Sittig for zoning issues</li> </ul> </li> <li>• No updates or concerns <ul style="list-style-type: none"> <li>○ Jennifer to check with Renee Zaffino to see if she has any concerns</li> </ul> </li> <li>• Jennifer represented FCG and the Committee in opposing the variance <ul style="list-style-type: none"> <li>○ ZBA will provide its ruling within 45 days of meeting</li> </ul> </li> <li>• Tom Y. and Jennifer met with a representative from the owners. The owners are still working to determine how to utilize certain portions of the building and site.</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>○ Need FCG reps</li> </ul> </li> <li>• Residential Permit Parking Thursday <ul style="list-style-type: none"> <li>○ City Council voted on 12/1/21 to postpone vote until 12/8/21</li> </ul> </li> <li>• 352 Stratford - <ul style="list-style-type: none"> <li>○ See Building Eye summary, page 5 of agenda</li> </ul> </li> <li>• Children’s Home HVAC noises, 5324 Penn Ave – <ul style="list-style-type: none"> <li>○ Summary - License and Inspection Review Board meeting on 11/10/21 See Building Eye summary, page 5 of agenda</li> </ul> </li> <li>• Aldi <ul style="list-style-type: none"> <li>○ Majority of scaffolding has been removed</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Jennifer volunteered to be the FCG representative at BCI <ul style="list-style-type: none"> <li>○ FCG and the Committee will want to monitor development at S. Aiken and Center in Shadyside</li> </ul> </li> <li>• No update</li> <li>• John will review closely to understand summary <ul style="list-style-type: none"> <li>○ Tom to contact Sarah Kinter regarding finding</li> </ul> </li> <li>• Committee needs to confirm date at District Magistrate office</li> <li>• No further updates</li> </ul>

<ul style="list-style-type: none"> <li>• Bloomfield Development Corporation (BDC) neighborhood planning process involving Friendship <ul style="list-style-type: none"> <li>○ MOU?- FCG President</li> </ul> </li> <li>• Bloomfield – Polish Hill Inclusionary Zoning <ul style="list-style-type: none"> <li>○ Planning Commission meeting rescheduled</li> <li>○ DAM on 12/8/21</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• John to check with Christina Howell at BDC <ul style="list-style-type: none"> <li>○ No update on MOU</li> </ul> </li> <li>• No further updates</li> </ul>
<p>New</p> <ul style="list-style-type: none"> <li>• Mary’s Bar - 5128 Penn Ave (former Toro's location) <ul style="list-style-type: none"> <li>○ Tom and Jennifer to meet with BDC and owner over Google Meet</li> </ul> </li> <li>• District Magistrate Mik Pappas’ hearings, <ul style="list-style-type: none"> <li>○ <a href="https://calendar.google.com/calendar/embed?src=hn8js910gvfr4pbr2oscl4o5j8@group.calendar.google.com&amp;ctz=America/New_York&amp;utm_source=Google&amp;utm_medium=Calendar">https://calendar.google.com/calendar/embed?src=hn8js910gvfr4pbr2oscl4o5j8@group.calendar.google.com&amp;ctz=America/New_York&amp;utm_source=Google&amp;utm_medium=Calendar</a></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Update to be provided at next meeting</li> <li>• No further info</li> <li>• Committee discussed who may chair in 2022</li> <li>• Committee also discussed concern regarding 5G transmitters as raised by Highland Park Community Council. <ul style="list-style-type: none"> <li>○ Issued should be raised to FCG BOD</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> </ul> </li> </ul>	

<ul style="list-style-type: none"> <li>○ Incorporate possible development of “Penn Avenue overlay”</li> <li>○ Include possibility of neighborhood zoning changes?</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> <li>● Albright Church</li> <li>● Signage at The Junction</li> <li>● Committee voted by email in early October 2021 to support zoning amendment codes to <ul style="list-style-type: none"> <li>○ Not permit drive thru facilities in most zoning areas of the City(supported)</li> <li>○ Change restaurant parking requirement (supported)</li> <li>○ Change certain residential setbacks in regard to on-site parking (not supported)</li> </ul> </li> <li>● Penn Avenue Phase II Streetscape Project</li> </ul>	
<p>Next Meeting (first Tuesday of the month)</p> <p>January 4, 2022, Location - Pittsburgh Glass Center (Odd month, public meeting)</p> <p>February 1, 2022, Location -Pittsburgh Glass Center (Even month, Committee members only)</p>	

### 352 Stratford

#### July 22, 2021 - Assign Investigation

Assigned

#### July 22, 2021 - Perform Investigation

Violation Found

In August 2020, this property did interior demolition work and hauled away dumpsters of lathe and plaster. They never got a permit for interior demolitions. if you talk to the owner, they will tell you: Robert Galli (412) 389-2156

#### August 9, 2021 - Perform Investigation

Violation Found

No permits have been filed for.

#### August 20, 2021 - Perform Investigation

Issue Criminal Complaint

In August 2020, this property did interior demolition work and hauled away dumpsters of lathe and plaster. They never got a permit for interior demolitions. if you talk to the owner, they will tell you: Robert Galli (412) 389-2156

#### November 17, 2021 - Perform Investigation

Continue to Court

no permits

#### November 18, 2021 - Court Docket Number

05231-NT-329-21,NT-330-21

Withdrawn

**November 18, 2021 - Record Court Decision**

Recorded

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**5324 Penn Avenue**

**June 14, 2021 - Assign Investigation**

Assigned

**August 31, 2021 - Perform Investigation**

Violation Found

Sound study was conducted, west-side HVAC unit was found to be in violation of 916.06

Zoning code- Noise; in violation

**September 30, 2021 - Perform Investigation**

Violation Found

No permit has been pulled for rectifying sound level issue; in violation

**November 15, 2021 - Perform Investigation**

Issue Criminal Complaint

No permit has been pulled for rectifying sound level issue; issue criminal complaint