

CITY PLANNING COMMISSION

Minutes of the Meeting of February 9, 2016
Beginning at 2:06 p.m.

PRESENT OF THE COMMISSION: Chairwoman Christine Mondor,
Gitnik, Brown, Askey, Burton-Faulk,
Deitrick, Dick, Pezzino

PRESENT OF THE STAFF: Gastil, Layman, Hanna, Rakus, Kramer,
Ray, Chubb, Lavin-Kossis, Dash

AGENDA ITEMS COVERED IN THESE MINUTES

<i>Item</i>	<i>Page No.</i>
1. Hearing and Action: Project Development Plan #15-188, 352 Atwood Street, demolition and new construction, OPR	1
2. Hearing & Action: Project Development Plan #16-044, 613 Penn Avenue, exterior renovations, GT-C	4
3. Hearing & Action: Project Development Plan #15-194, 1225 Grandview Avenue, exterior renovations	5
4. Hearing & Action: Zone Change Petition, Riverfront IPOD District	6
5. ATM Associates Plan of Lots (6345-6351 Aylesboro Avenue), 14th	9
6. Revision of lot lines between 12-N-55 and 12-N-54, 161-63 S. 18th Street, 17th Ward	10
7. Lu-Brereton Plan of Lots (3025 Brereton Street), 6th Ward	11
8. Joshua Gross Plan of Lots (1216 Muriel Street), 19th Ward	12
9. Khalil's Consolidation Plan (4520 Chatworth Street), 15th Ward	13
10. Three Crossings Riverfront East Plan (Railroad Street at 26th Street), 2nd W	14
11. Aiello Lot Consolidation Plan (2110-2112 Murray Avenue, 14th Ward	15

Ms. Mondor chaired today's meeting and called the meeting to order.

A. ACTION ON THE MINUTES

On a motion duly moved by Ms. Dick and seconded by Ms. Burton-Faulk the minutes from the January 12, 2016 and January 26, 2016 meeting were approved. Mr. Gitnik abstained.

B. CORRESPONDENCE (See Attachment A for staff reports.)

Ms. Mondor stated that the Commission was in receipt of correspondence:

Letter from Friends of Riverfront concerning the IPOD.

Letter from Buchanan Ingersoll and Rooney concerning the IPOD.

C. DEVELOPMENT REVIEWS (See **Attachment B** for staff reports.)

1. Hearing and Action: Project Development Plan #15-188, 352 Atwood Street, demolition and new construction, OPR

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Jennifer Jefferson Marisol Architects presented details of the plan. The plan includes demolition of the existing structure and new construction of a 3 story structure. The proposed structure will have first floor commercial space and five dwelling units. The applicant received a Special Exception for multi-family residential and a variance for lot coverage maximum. One parking space will be provided on site at 352 Atwood Street.

The Chairwoman called for comments from the Public.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Detrick wanted to know why the back does not match the front.

Maria Wilson and owner of the property stated that it was a financial decision. Alpha Khalil an owner stated that it is an alley way just the back of the building.

Ms. Mondor believes there half-way there regarding the appearance of the building.

Mr. Gitnik wanted to know what type of block.

Ms. Jefferson stated that it will be a decorative block.

Mr. Gitnik wanted to know if the parking issue will restrict the selling of the property.

Ms. Jeffterson stated that the property is owned by the owners sister and if sold they would revisit it at that time.

Ms. Dick wanted to know if it is student housing.

2. Hearing & Action: Project Development Plan #16-044, 613 Penn Avenue, exterior renovations, GT-C

Ms. Rakus made a presentation in accord with the attached staff report. Ms. Rakus recommended approval of the proposal.

Allen Dunn Architect for the Owners of Bravo Franco presented plans for exterior renovations at 613 Penn Avenue. The exterior renovations consist of including new aluminum and glass storefront entry and new nanawall (folding window system).

The Chairwoman called for comments from the Public.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commission members.

There being no questions or comments from the Commission, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh approves the Project Development Plan #16-004 for exterior renovation based on the application and drawings filed by Dunn and Associates on behalf of the property owner, Roosevelt Arms Associates, with the following condition:

1. Final construction plans including final site plan and elevations shall be submitted for review and approval by the Zoning Administrator prior to an application for a building permit.

MOVED BY Ms. Burton-Faulk;

SECONDED BY Ms. Pezzino

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

CARRIED

- 3. Hearing & Action: Project Development Plan #15-194, 1225 Grandview Avenue, exterior renovations

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman recommended approval of the proposal.

Jason Roth the Architect for the project gave presentation and plans for the structure. The existing structure is used as a bar and restaurant, and is intended to continue with the same use.

The proposed exterior renovations include new steel siding, railing, exterior stairs and an elevated walkway, and large glass rollup doors.

The Chairwoman called for comments from the Public.

There being no comments from the Public, the Chairwoman called for questions and comments from the Commission members.

Ms. Detrick as if there was communication with Mt. Washington Citizens.

Tony LaRusso owner of the building had correspondence from the Mt. Washington Citizens and Councilwoman Smith in support of the plan.

There being no more questions or comments from the Commission, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh approves Project Development Plan #15-197, for exterior renovation at 1225 Grandview Avenue and based on the application and drawings filed by TMN, LLC, property owner, with the following condition:

Final construction plans shall be submitted for review and approval by the Zoning Administrator prior to an application for a building permit.

MOVED BY Ms. Detrick;

SECONDED BY Ms. Pezzino

IN FAVOR:

Mondor, Gitnik, Brown, Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED:

None

CARRIED

4. Hearing & Action: Zone Change Petition, Riverfront IPOD District

Ms. Lavin-Kossis made a presentation in accord with the attached staff report. Ms. Lavin-Kossis recommended approval of the proposal.

A Zoning Code text and map amendment is proposed to create a new Interim Planning Overlay District (IPOD), which is comprised of 2,447.07 acres of property within the Marshall-Shadeland, Chateau, North Shore, Troy Hill, Esplen, Elliott, South Shore, South Side Flats, Hays, Glen Hazel, Hazelwood, South Oakland, Bluff, Central Business District, Strip District, Lawrenceville (Lower, Central, and Upper), Morningside, Highland Park, and Lincoln-Lemington-Belmar neighborhoods.

The new interim overlay zoning district, proposed for riverfront, meets the intent of Section 907.02.A of the Zoning Code, Interim Planning Overlay Districts, which is to “provide a mechanism for interim zoning controls in geographically defined areas of the City where current use, height, and area or procedural controls are found to be deficient, when other code provisions do not address such deficiencies, and when ongoing planning studies may inform the preparation of permanent controls which would be appropriate for the area.”

In accordance with Section 907.02.A of the Zoning Code, the Riverfront Interim Planning Overlay District (IPOD-5) will be in effect for no more than eighteen (18) months from its effective date, except the one (1) six-month extension may be granted by Council if requested by the City Planning Commission before the end of the 18-month period.

The Department of City Planning presented the proposal at two public meetings, January 11 and 13, 2016, with participation from over 150 individuals.

The Chairwoman called for comments from the Public.

Jay Sakernek of Riverlife spoke in support of the IPOD.

Greg Stein of DSR spoke in support of the IPOD.

Shawn Gallagher of Buchanan Ingersoll and Rooney spoke in opposition of the IPOD.

Jason Rona of Buchanan Ingersoll and Rooney spoke in opposition of the IPOD.

Scott Bricker of Bike Pittsburgh spoke in support of the IPOD.

Bill Galley of the Oxford Development spoke in support of the IPOD.

Larry Brinvler of Lindy Paving Asphalt Company spoke in opposition of the IPOD.

Mike Falcone of Carload Express/Allegheny Valley Railroad spoke in opposition of the IPOD.

Matthew Galluze of the Lawrenceville Corporation spoke in support of the IPOD.

Deborah Thompson a Southside resident spoke in support of the IPOD but has concerns about the height.

Laverne Connely of Lawrenceville United spoke in support of the IPOD.

Vivian Lee, Vice President of Riverlife spoke in support of the IPOD.

Danielle Cromrie of Tree Pittsburgh spoke in support of the IPOD.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commission members.

Mr. Brown asked about the green principles and storm water management plans.

Ms. Lavin Kosis stated that those are not topics they can approach for the IPOD.

Mr. Gitnik wanted to know if he had an existing building 2400 square feet would he need to go through the Design Review Process.

Ms. Lavin Kosis stated yes.

Ray Gastil Director of City Planning thanked all the staff for their hard work on this IPOD. He also wanted to clarify a few things:

- This is a temporary ordinance.
- With a range of uses the define our dynamic waterfront
- He appreciates the comments from everyone
- This is not a new issue – the history of Pittsburgh we must understand the riverfronts.

Mr. Layman stated that the 50 ft. setback currently exist in the zoning code. There is no change at this time.

E. PLAN OF LOTS (See Attachment C.)

- 5. ATM Associates Plan of Lots (6345-6351 Aylesboro Avenue), 14th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

Stewart Gall on behalf of Jonathan Cox and Eleanor Bush also for James Creiman and Ora Weisiz. He expressed concern that this will not be a buildable lot. Three problems there is a 40ft building restriction on the corner lot. They have received approval for a building permit that is a problem and thirdly all the properties have faced Denniston not Aylesboro. He also presented exhibits to support his findings. He asked that the Commission reject this application.

MOTION: To continue this until further information is provided and the applicant has a chance to come in and speak.

MOVED BY Ms. Burton-Faulk ; SECONDED BY Ms. Deitrick.

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None **CARRIED**

6. Revision of lot lines between 12-N-55 and 12-N-54, 161-63 S. 18th Street, 17th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Revision of lot lines between 12-N-55 and 12-N-54, prepared for Dominick DeFrank, Jr., dated January 27, 2016 and received by the Planning Commission February 9, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk ; SECONDED BY Ms. Dick

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

CARRIED

7. Lu-Brereton Plan of Lots (3025 Brereton Street), 6th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Lu-Brereton Plan of Lots, prepared for Albert Lu, dated January 20, 2016 and received by the Planning Commission on February 9, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk ; SECONDED BY Ms. Dick

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Deitrick,
Dick, Pezzino

OPPOSED: None

CARRIED

8. Joshua Gross Plan of Lots (1216 Muriel Street), 19th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Joshua Gross Plan of Lots, prepared for Joshua Gross, dated January 12, 2016 and received by the Planning Commission February 9, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk ; SECONDED BY Ms. Dick

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

CARRIED

9. Khalil's Consolidation Plan (4520 Chatworth Street), 15th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Khalil's Consolidation Plan, prepared for Joseph Khalil, dated January 2, 2016 and received by the Planning Commission on February 9, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk ; SECONDED BY Ms. Dick

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None

CARRIED

11. Aiello Lot Consolidation Plan (2110-2112 Murray Avenue, 14th Ward

Mr. Miller made a presentation in accord with the attached staff report. Director Gastil stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Aiello Lot Consolidation, prepared for Joseph and Magdalen Aiello, dated January 18, 2016 and received by the Planning Commission February 9, 2016 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Burton-Faulk ; SECONDED BY Ms. Dick

IN FAVOR: Mondor, Gitnik, Brown, Askey, Burton-Faulk, Deitrick, Dick, Pezzino

OPPOSED: None **CARRIED**

D. **ADJOURNMENT:** 4:01 p.m.

APPROVED BY: Paul Gitnik, Esq.
SECRETARY

Attachments

DISCLAIMER: The official records of the Planning Commission’s meetings are the Minutes of the Meetings approved by the Commission’s Secretary, Paul Gitnik. The Minutes are the ONLY official record.

Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc., that are not part of the official minutes.