

Development Activities Meeting

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 903 E. Carson St.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Development Team Council District 3 Office Local Review Committee (LRC) Design Review Committee (DRC) Residents South Side Chamber of Commerce
Parcel Number(s): 3-G-55	
ZDR Application Number: DCP-ZDR-2020-03494	
Meeting Location: via Zoom	
Date: July 2, 2020	
Meeting Start Time: 6:00pm	
Applicant: Nathan Hart	
Boards and/or Commissions Request(s): Historic Review Commission approval for renovation proposal of existing structure.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Presenter shared Google street views of project site and renovation details; desire to make two existing 2nd floor residential units legal in current structure; needs second means of egress from units; shared design drawings - elevations and floor plan; front and back residential unit; both one bedrooms.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
# of units?	2 units; not sure if legal; want to make them legal.
How large are the units? The space looks small.	Let me show you the floor plan.
How does stairs in back impact parking?	We would be maintaining the 2 spots.

Questions and Comments from Attendees	Responses from Applicants
One for each unit?	1 st floor business would maintain both spots. First floor not currently occupied but designated as a fast food restaurant; was a pizza restaurant; working with City to get restaurant designation instead of fast food. Property owner owns building next door at 901 E. Carson St. with four parking spots but only needs two; that is the backup plan.
The first floor is currently zoned fast food?	Correct.
Is trash stored under the stairs?	Yes.
What about furnace and ac on roof?	Two mechanical lofts on third floor.
Fire rating on roof?	Still working with City of Pittsburgh on this.
Doorbell on first floor?	Yes, all existing and hallway.
LRC only interested in the exterior work.	
Not been at HRC yet?	No.
Only rear improvements?	Yes. Not proposing any renovations to the front façade at this time. Will make further improvements at a later date.
<p>We (LRC) are good with drawings as presented but work was done already and not done as presented. Want to focus on two things tonight:</p> <ol style="list-style-type: none"> 1) They did infill window in the doorway but they did not do the brick work; just put in some vinyl siding below it; they framed the window as if in a wood-framed wall, applied to face to brick and not set back as you would normally. 	We applied to the City for a permit but we do not have it yet so he should not be working on it.
Someone will probably start a 311 to help correct the issue.	And they should.
<ol style="list-style-type: none"> 2) The new deck extends beyond the property line into the 901 property. The whole stair is across the property line. 	That's going to be an issue too.

Questions and Comments from Attendees	Responses from Applicants
The deck, since it is built, is a little different from your drawing details. Not sure if we, as the LRC, object to the deck outright or more a matter that it is over the property line.	
It (the deck) is close to the power lines.	
Other non-conforming materials not in drawings from past years.	
The door is good. The deck is different. The window is different and needs fixed. We (LRC) have faith that you will work with us.	
Hope that after your client starts to get income from units, hope front is improved.	Owner approached me so I know he is interested in doing that. Hope to present that in the next 6 months to a year.
With the new stairs will you loose the one parking space?	No.
What is the building's occupancy permit at this time?	1 st floor has occupancy of limited fast food; 2 nd floor doesn't have an occupancy currently listed.
Curb cuts need to be 3' of property line. Did you account for that?	The restaurant currently has 2 spots for the existing restaurant.
We would not want you to double dip. Have spots designated for restaurant and units.	Currently talking the City of Pittsburgh to get fast food designation removed.
How many sq. ft. is that floor?	The whole lot is 2,100 sq. ft.; about 1,600 sq. ft.
On photo, a double door. Will the renovation inhibit use of the first floor restaurant?	Plan to use double door; do not see a conflict with posts but maybe with larger items. They might have to go through the front door. General deliveries should not be a problem.
That still leaves enough room for the trash and recycling under the stairs.	Yes.

Planner completing report: Anthony Kobak