

Development Activities Meeting Report (Version: 4/18/2019)

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

Logistics	Stakeholders
Project Name/Address: 5422 Wilkins Avenue	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Squirrel Hill Urban Coalition (SHUC), Residents, ATM Associates, Department of City Planning (DCP)
Meeting Location: City of Pittsburgh Zoom Virtual DAM	
Date: 12/01/2020	
Meeting Start Time: 07:30 PM	
Applicant: Anthony Pompeo	Approx. Number of Attendees: 12

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.

This is a new construction of a residential unit in a R1-D, single –Unit Detached Zoning District. This unit includes a proposed T-style driveway that would allow the resident to turn around when exiting a two-car front facing garage. Applicant is seeking a Variance from the zoning board of adjustment for a 1 foot setback. The applicant is requesting a front yard variance of 30' and left side yard variance of 4.3' and a right side yard variance of 3' as shown on the subsequent attached drawings.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Where is the house relative to its neighbors? Setback?	Not sure. About 10 feet
Have you removed the trees on the property?	Yes.
Will you be replacing it?	We will add appropriate landscaping.
The existing houses look like 40 foot setbacks	From the Sidewalk
Are you the owner	Yes.

Questions and Comments from Attendees	Responses from Applicants
Do you have a plan to rent the property	No, building it for my sister. Unless there is a change in her working arrangements.
Are you aware of the restrictions when you get under 3 feet as far as openings and percentages?	The existing home was 1.31 and 3.30
Are you aware of the window restrictions due to the setback, under 3 feet.	Understood, that may not be a factor. Our intention is not to have windows. We may not add any windows.
Do you have a rendering of what this intends to look like?	I believe we sent it to you.
It was not received.	It was not
Not in the context of Squirrel Hill, due to the setbacks, driveways, etc. It looks really suburban?	
Would you be able to enter and exit the garage from the side?	No. There is not enough space.
This does not reflect the street context of the neighborhood or the street. Very A-typical.	...there are garages on the street and people do not utilize them.
They are not two car garages	...
Is there a way to enter from the side?	No.
This does not respect the street context.	
What are the parcel dimensions?	35 x 35.4, pretty narrow. Our hope was to have the car and garage in the back of the building, but it was not feasible. Most of the properties on this street are wider.
The ideal situation would be to have driveway lead to the rear and the garage at the rear with entry.	Correct. However, it was impossible to pull in and pull out. You would have to narrow the house.
How much narrower?	The drive way would have to be about 12 feet and reduce the house abut 9 feet.

Questions and Comments from Attendees	Responses from Applicants
Do you have a rendering of the home?	<p>“*Provided a brick and limestone front façade image without garage. *”</p> <p>-We did not want to get into to much of the rendering without the approvals</p>
Is there a grade change?	In the back. Slopes to the back
I can't imaging a garage on this home	The home will be wider than this photo, underneath would be a
Will you be putting a garage under the house?	It would be garage doors and front door
Whats the total grade change?	30-36 inches
Why cant you add a garage underground like they do in Shadyside?	You have 29 feet of driveway.
If the 2-car garage is below the 2 stories does this make it a 3-story house?	The building code would recognize this as a first floor.
Would I be looking at a double garage door?	Yes.
That seems problematic and out of context.	...
Have you considered a shared driveway with the neighbors?	The driveway is on a path and the left is not accessible.
You are looking at a wide garage door in front, and much closer to the street. Not fitting the existing context at all!	...
What is the parking requirement?	Unknown. Maybe 1.
What is your garage width?	16 feet.

Questions and Comments from Attendees	Responses from Applicants
Since there is no concrete design, can you consider narrowing the home to in order to get the car(s) to the back of the home, reducing the front yard setback?	There is not much living space for the width of the home.
We would be in support of that
I have a 20 foot wide home	...
Can you come back to us with a revision that might be more acceptable?	I don't plan to build an expensive home. I can come back with additional designs, but to change the design and increase the size.
I can understand that you do not want a narrower home, but you have a 0 foot setback on one side.	Where are you referencing? There
	As the builder, I do not want to build on the sidewalk. I want to do things that are safe, there is sloping that would have some effect in the winter time.
It is not in alignment with SHUC views, built and environmental committee views.	
Need better rendering. It was very confusing. Maybe even when presenting to the zoning board.	
Would you be willing to take a look at the more narrow options and elevation with garage on the front?	We currently have a floor plan in mind, with an elevator. I do not want to change it. I have to pay for it.
Is 6307 Aylesboro the representation of what it will look like?	Yes, for the most part
Entrances to the driveway has eliminated trees	We will
Can we also ask for a proposed landscape plan?	We can provide that?

Other Notes

The consultant would be more than happy to supply a rendering or site plan with the elevation to the commission. SHUC does not currently support this proposal. They will be meeting with the consultant again on 12/22/2020 at 7pm.

Planner completing report: Ose Akinlotan, Planner

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Meeting Location: City of Pittsburgh Zoom Virtual DAM	
Date: 12/20/2020	
Meeting Start Time: 07:30 PM	
Applicant: Anthony Pompeo	Approx. Number of Attendees: 10

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

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Input and Responses

Questions and Comments from Attendees	Responses from Applicants
So other than the 8 feet turn around, Are there any other dimensional changes than the foot print	No, we had changed the elevation, but other than that no.
It is a 3 story house?	If you count the basement, it is 3 stories.
What is the zoning designation here? Is it 3 stories?	I believe it is 40 feet in height.
You show yellow flowering plants along the side of the house, but it does not look like dirt, what is that?	Mulch
How many street trees are you planning to put in? You need at least 2 3x10 pits to be in compliance.	We are not aware of that yet.

Questions and Comments from Attendees	Responses from Applicants
You haven't talked to the city forester?	No.
Has the hearing been schedule?	No. The requirements have been met, but it has not been scheduled.
<p>The houses all along this side of the street have pitched roofs. The house immediately to the right has a pitched rood has a pitched roof that overhangs the second floor. But this is a stories, with one a full story above grade level, so this is going to dominate the line of houses that is already existing. And it really is out of context , as pretty as it is; but it doesn't fit into the element where it is going. The town/rowhouses on the left are obviously different and it could very well go with those units, but it just does not seem appropriate for the site.</p>	
Do you know the height that is depicted in the drawing? Or floor to floor heights?	8 feet in the basement 10 1 st 8 or 9 2nd floor
That's floor to floor heights?	Correct.
Adding a foot for ceiling heights that's 28-29 feet, roughly?	Correct.
Maybe 5-8 feet taller than the single family next door?	We are not as tall as the Townhouse next door.
They have to be shorter, you have an extra floor.	
They are not luxurious and have the false tops.	
	Most of the townhomes are rentals
Thank you for presenting this information to SHUC and the Built Environment committee. It does not take away the concerns we had before, which is still a lot of pavement in the front yard which is simply not contextual for this part of Squirrel Hill or much of Squirrel Hill., a style and character building that is contextual. The Squirrel Hill	

Questions and Comments from Attendees	Responses from Applicants
<p>Urban Coalition and Built Environment Committee have resisted imposing any kind of design standards, I don't think that is accurate and because we recognize that Squirrel Hill has so many conditions, unique and particular places. In terms of contextual, I don't think you need to replicate what's there, we are looking to impose a style or police what's there, but in terms of place size. It seems suburban and that is my concern.</p>	
<p>I agree and it concerns me about the amount of greenspace that we are losing</p>	
<p>It looks like it will be quite a bit taller and I echo the concerns</p>	<p>I went one block up and there are two car garages.</p>
<p>How does this compare too your other developments on Aleylboro and other locations</p>	
<p>Does that garage go all the way or recessed into the home?</p>	<p>It is recessed in about 21 feet.</p>
<p>Do you speak with your architect to encourage them to keep in context with the Squirrel Hill neighborhood?</p>	<p>They build for the seller.</p>
<p>50 years from now we will not have historic homes of Squirrel Hill, but these McMansions will pop up all over the neighborhood.</p>	
<p>When a proposal lacks any of those historic or traditional elements, I.e. windows, doors, porches. It seems</p>	
<p>Has it flipped to a customer and not your daughter?</p>	<p>No it is still my daughter?</p>
<p>Is the purpose of the turnaround so they can pull-out forward?</p>	<p>Yes. One of the driveways on Aleylboro has a three car garage so they can turn around. They neighbor to the left (townhouse) was in an accident and since this is for her, I want to ensure her safety</p>
<p>Look at the amount of driveway.</p>	<p>There is a large amount of greenery to the right of the home.</p>
<p>Why do you need two lanes for the garage? Can you do a 1 lane that widens into two?</p>	<p>For comfort.</p>

Questions and Comments from Attendees	Responses from Applicants
City living does not have all of those conveniences.	
The sketch does not seem to jive with an 8 foot sketch for the turn around...	It is not an accurate sketch
Does this show the back is also concrete	That was existing concrete. It is no longer there
Is it still there? Is it grass	No it is grass.

Other Notes

The Squirrel Hill Urban Coalition and the Built Environment Committee have concerns with the project presented. It has been agreed upon by members that the this is out of context with this part of the neighborhood and city, and reduces the green space.

Planner completing report: Ose Akinlotan, Planner