

Development Activities Meeting Report (Version: 06/24/2020)

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

Logistics	Stakeholders
Project Name/Address: Temporary Relocation for Fire-Displaced Pizza Shop / 4731 Juniper St	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Bloomfield Development Group
Parcel Number(s): 26-H-141	
ZDR Application Number: DCP-ZDR-2020-09800	
Meeting Location: Virtual via Zoom	
Date: 12/3/2020	
Meeting Start Time: 6:00 PM	
Applicant: Michael Brennan / Pizza Italia	Approx. Number of Attendees: 11
Boards and/or Commissions Request(s): Zoning Board of Adjustment (ZBA), use variance for non-permitted use in the R2-VH subdistrict	

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 Development Activities Meeting was held by the Bloomfield Development Corporation's Property and Planning Committee on December 3, 2020. The DAM was required because of the pursuit of a use variance before the Zoning Board of Adjustment. City Planning was not invited or present at this DAM and did not find out that it took place until around two months later, but we addressed the situation with the Bloomfield Development Corporation, and they understand the RCO policies more clearly now and were able to provide a video recording and notes from the meeting.
- Mike Brennan, one of the owners of Pizza Italia, presented on the project. He mentioned that the pizza shop had operated for 36 years at 4512 Liberty Avenue. In April 2020, there was a fire at their Liberty Avenue restaurant, which left it inoperable. 4731 Juniper Street, home to the Sanchioli Brothers Bakery, has been their temporary location since the fire.
- M. Brennan said that his business was well-insured but that there was the option to look into a temporary location to keep his employees employed and to continue to serve the community, and he decided to pursue that option.
- The City of Pittsburgh served a notice to Pizza Italia for a compliance violation. The violation was that the business needed an occupancy permit for the use and operation of a pizza shop. Even though the Sanchioli Brothers bakery facility is approved by the Health Department, the use of the facility for a pizza shop had not been approved.
- M. Brennan said that the DAM was the first step in a process to gain community support to continue to operate at 4731 Juniper Street. He mentioned, however, that Pizza Italia was looking to rebuild at 4512 Liberty Avenue and to move back there permanently sometime in the first quarter or second quarter of 2021.
- A floor plan for the Sanchioli Brothers space at 4731 Juniper Street was shown. An area of the plan highlighted in red was identified as the Pizza Italia space. M. Brennan explained that the highlighted area was unused storage space and was available to Pizza Italia, which uses it for pizza preparation. The pizzas are then baked in the same ovens that Sanchioli Brothers uses to bake its bread.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<p>I'm really glad to see that Pizza Italia still able to serve the community and be in the community. Especially during a time like this, to have such a tragedy like a fire happen, it's great to see that Pizza Italia was able to work something out with Sanchioli. I don't see a major problem with the requested use, but I do have one question: Has there been any input with the neighbors on Juniper Street? Have they been supportive or are they having any issues? Have you talked to any of the neighbors that may have had any issues?</p>	<ul style="list-style-type: none"> Great question, and I appreciate that. We actually went door to door to each neighbor and had a conversation with them prior to establishing the business. We had tremendous support that it wouldn't be a problem. We've been very mindful that we've provided parking spaces for employees so we're not taking any spaces away from residents. We've also never been a dine-in restaurant, so all of our business is pickup or delivery by our delivery drivers. Everyone's been very supportive. No complaints or negative feedback.
<p>Looking forward to 4512 Liberty, you do not own that building, correct? You're only a tenant?</p>	<ul style="list-style-type: none"> No, we own the building.
<p>Will there be a renovation at 4512 Liberty or are you going to update the space? Is it still going to be mostly takeout and delivery? Is there an opportunity to think about an ADA ramp or more outdoor seating? Maybe opportunities to improve the storefront?</p>	<ul style="list-style-type: none"> Definitely on the ADA compliance side. That's a compliance requirement with having a ramp there to be able to be approved for the rebuild. As far as outdoor dining or change to the concept as it relates to the seating, those are discussions we're still having with our architect as far as making the space compliant with all of the requirements. All of our drawings accommodate ADA to the requirement levels necessary. From an accessibility standpoint, that's built into all of our drawings. If there's an opportunity for seating inside, we'll also accommodate ADA bathroom as well.
<p>I just wanted to clarify, the request in front of our committee, what is the particular issue?</p>	<ul style="list-style-type: none"> It's not had a pizza shop at this location in the past; the City is asking for an occupancy permit for the use of a pizza shop. They'd like it to be categorized or zoned that way.
<p>Do you know the zoning designation for the property?</p>	<ul style="list-style-type: none"> It's zoned as a bakery.
<p>Yes, but is it commercial? LNC?</p>	<ul style="list-style-type: none"> Yes, it's commercial.

Other Notes