

CITY PLANNING COMMISSION

Minutes of the Meeting of July 12, 2011
 Beginning at 2:25 p.m.

PRESENT OF THE COMMISSION: Chairwoman Wrenna Watson,
 Rabner, Reidbord, Burkley, Thomas, Myers,
 Valentine, Costello

PRESENT OF THE STAFF: Ismail, Tymoczko, Layman, Hanna, Rakus

AGENDA ITEMS COVERED IN THESE MINUTES

<i>Item</i>	<i>Page No.</i>
1. Mildner Plan of Lots (Cypress Street between S. Millvale and Gross Street), 8 th Ward	2
2. Moscatiello of Becks Run Road Plan of Lots (Becks Run Road), 29th Ward	3
3. Linn-Tener Subdivision Plan of Lots (St. James Street and Westminster Place), 7 th Ward	3
4. Hearing and Action: Project Development Plan #11-35, 245 4 th Avenue, rooftop deck and exterior renovations	4

Ms. Watson chaired today’s meeting and called the meeting to order.

A. ACTION ON THE MINUTES

None available.

B. CORRESPONDENCE

Ms. Watson stated that the Commission was in receipt of no correspondence

- 3. Linn-Tener Subdivision Plan of Lots (St. James Street and Westminster Place), 7th Ward

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

MOTION: That the Linn-Tener Re-Subdivision Plan of Lots, 7th Ward, City of Pittsburgh, County of Allegheny prepared for Mary Catherine Linn by Hampton Technical Associates, Inc. dated January 7, 2011 and received by the Planning Commission July 12, 2011 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Mr. Reidbord;

SECONDED BY Mr. Costello.

IN FAVOR: Watson, Reidbord, Rabner, Thomas, Burkley, Myers, Valentine, Costello

OPPOSED: None

CARRIED

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

4. For Hearing and Action: Project Development Plan #11-35, 245 Fourth Avenue, rooftop deck and exterior renovations

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman said the project is before the Commission because it is for renovations in excess of \$50,000 in the Golden Triangle Zoning District. Mr. Layman introduced Rick Chrisella to present the project.

Mr. Chrisella said there will be facade repairs, window replacement, and the installation of a rooftop deck to expand the seating. Planters will also be added. The owner has already approached the Pittsburgh Downtown Partnership and has received their approval and funding.

Mr. Layman recommended approval of the proposal.

The Chairwoman called for public comment, there being none, the Chairwoman called for questions from the Commission members.

Mr. Costello asked how far out the planters will be placed along the sidewalk and Mr. Chrisella said the sidewalk is eleven feet wide and the planters will take up eighteen inches of space. Mr. Costello asked if there will be any outdoor seating and Mr. Chrisella said it is not possible to do that at this particular time and that is the reason for the rooftop deck for outdoor seating.

Ms. Myers asked if there will be any change to the signage and Mr. Chrisella said no changes to size or the sign.

Ms. Myers asked what the overall capacity will be for the bar and Mr. Chrisella said it seats 42 to 44 people on the upper floors.

Mr. Thomas asked how high the railing is above and Mr. Chrisella said it is a required railing and he believes it is 42 inches. There is a parapet wall that extends up so it may be two more feet above the parapet.

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 #11-35, for the renovations and a one-story addition to the existing three-story structure at 245 4th Avenue, based on the application and drawings filed by J & R Holdings, on behalf of Joe Yayo, property owner.

MOVED BY Mr. Burkley; SECONDED BY Mr. Rabner.

IN FAVOR: Watson, Reidbord, Rabner, Thomas, Burkley, Myers, Valentine, Costello

OPPOSED: None

CARRIED

D. DIRECTOR'S REPORT

Director Ismail advised the members that staff would be bringing the Cultural Heritage before them soon for review prior to the plan being introduced in Council.

E. ADJOURNMENT:

2: 40 p.m.

APPROVED BY:

Kirk Burkley
SECRETARY

Attachments

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