

## 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
<b>Project Name/Address:</b> 125 First Avenue	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> <ul style="list-style-type: none"><li>- Pittsburgh Downtown Partnership (PDP)</li><li>- Nearby residents</li></ul>
<b>Parcel Number(s):</b> 1-G-201	
<b>ZDR Application Number:</b> BDA-2024-01367	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> Thursday, August 8, 2024	
<b>Meeting Start Time:</b> 5:00 PM	
<b>Applicant:</b> Alexis Wheeler on behalf of Paddington Associates	<b>Approx. Number of Attendees:</b> 9
<b>Boards and/or Commissions Request(s):</b> <u>Zoning Board of Adjustment:</u> located in the GT-C zoning district Downtown, single-unit residential uses are not permitted (Use Table 911.02), thus a use variance is being requested by the applicant.	

### 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.*

<ul style="list-style-type: none"><li>• Located in the Golden Triangle (GT-C) zoning district, this proposal is seeking a use variance to permit a single-unit residential use that is currently not permitted (see Use Table 911.02 of the Zoning Code).</li><li>• The future owner has plans to convert this building into residential use if approved and will live there as a primary residence. They presented their intended plans for living there and potential floor plan options.</li><li>• The applicant provided the approval they are seeking from the Zoning Board of Adjustment which meets the requirements for an official Development Activities Meeting (DAM).</li><li>• This property is an individual City-designated historic property ("Guckenheimer &amp; Bros. Building") and if/when future exterior work is proposed, there will be another Development Activities Meeting required prior to a Historic Review Commission meeting. It was noted that there are no changes proposed to the front façade of the building, however if the use variance is approved, they may propose some minor side and rear modifications and will need to return for a second DAM after applying for the Historic Review Commission.</li><li>• The request of a use variance for this proposal is currently scheduled to be heard at the September 12, 2024 Zoning Board of Adjustment meeting.</li></ul>
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### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<ul style="list-style-type: none"><li>• Could you clarify that this request is only for the use variance before the ZBA at this time and not any exterior modifications before the HRC?</li></ul>	<ul style="list-style-type: none"><li>• That is correct. If approved, they will proceed with the purchase and develop further plans that may include minor exterior modifications on the side and rear that will require another DAM.</li></ul>

Questions and Comments from Attendees	Responses from Applicants
<ul style="list-style-type: none"> <li>Nearby resident made a comment that they are excited to see this proposal and see additional residents in this area.</li> </ul>	<ul style="list-style-type: none"> <li>Thank you. Also mentioned that there are some other single-unit residences in the vicinity as well.</li> </ul>
<ul style="list-style-type: none"> <li>Comment that it looks like a great project. Asked what the medallion on the door was.</li> </ul>	<ul style="list-style-type: none"> <li>It appears to be the initials of the Guckenhimer brothers.</li> </ul>
<ul style="list-style-type: none"> <li>Regarding the potential future garage, it was recommended that they have a mirror to assist with ingress and egress.</li> </ul>	<ul style="list-style-type: none"> <li>Good idea and will work with neighboring property owner on that potential idea.</li> </ul>

#### Other Notes

N/A

**Planner completing report:** *Alex Peppers, AICP, Planning Manager, Department of City Planning - Strategic Planning Division*