

Development Activities Meeting Report (Version: 01/24/2024)

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

Logistics	Stakeholders
Project Name/Address: 1110 Middle St (Two-Unit Use)	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): East Allegheny Community Council (EACC) Board members Pittsburgh History & Landmarks Foundation Area residents Applicant team DCP staff
Parcel Number(s): 23-M-144-A	
ZDR Application Number: BDA-2025-05447	
Meeting Location: Google Meet / Virtual	
Date: December 16, 2025	
Meeting Start Time: 7pm	
Applicant: Urban Impact Foundation leadership/staff	Approx. Number of Attendees: 9 total
Boards and/or Commissions Request(s): Proposed change of use to two-unit use requires a Use Variance with ZBA in an R1A-VH zoning district, where the occupancy permit on file is for a Sunday School	

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.

The applicant apologized for missing the previously scheduled DAM meeting, and provided an introduction about the Urban Impact Foundation's work, noting it is a faith-based organization that operates solely in the North Side of Pittsburgh, and has over 50 people that they call urban missionaries, who work with youth on the North Side of Pittsburgh and are required to live in the community.

The applicant explained how with real estate prices increasing, Urban Impact has worked to secure several properties and returned many of them, renting back to their people associated with Urban Impact at reasonable rates. Urban Impact is not in the rental industry, so they are not in a for-profit industry of renting and turning them.

Applicant provided specific details about the project site at hand: 1110 Middle Street. Applicant stated that the residential property was zoned R3 currently *[in later discussion, it was clarified that is actually in an R1A-VH zoning district]*. Applicant intends to have the property become 2 residential units (2 apartments). They are seeking to change the occupancy from its current status on file as "Sunday school" into 2-unit apartment. Applicant noted that the site will become the 5th multi-family unit building on this side of the street. Showed an image of the front of the building from street perspective, noting their plan to finish the soft fascia with wrapped aluminum, repair concrete stairs on front porch, and replace entire house with neutral color (probably beige) siding. There are 3 doors on the porch – the two boarded up doors on the right will become windows and the door on the left will be a common entrance door for apartment 1 and 2.

Applicant showed an image of the siding on the house, noting the plan to put beige siding on that side, and plans with the fascia and soffit.

Applicant showed an image of the building from the rear view, noting the rear view is unsightly now, and they plan to remove the fence and install either one or two parking spaces there. Will put on siding on the back of the house and wrap the soffit with white aluminum stock and then where there is a ramp going up to the platform now, those will become steps, and they will have a platform that goes into rear of first floor apartment.

Applicant showed the floor plan on the first floor and second floor, talking through the elements of each floor plan and guiding viewers through the interior spaces, noting also the location of the staircase from 1st to 2nd floor. Said they have stamped drawings from a reputable engineer and all work will be done by licensed contractors. Noted steps that go up to an attic. Upstairs apartment is 800 sq ft whereas the downstairs apartment is 900 sq ft. Applicant is seeking approval of community group for plan.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Is there a third floor? There appears to be a window /alcove on third floor.	The window has been replaced. Now it's a larger window. That attic will be storage space. We wanted to put an egress window in there in case in the future we want to make it a living space. But at this point the attic will just be storage.
So you will have two one-bedroom apartments?	Yes, and the attic will only be accessible from the 2 nd floor apartment. The attic could be turned into a new bedroom in future but there are no plans for that at this point. Will run electric up there so have option to expand up there to become living space if desire. Windows had to be replaced into one big window that passes egress window requirements.
Do you have other residential properties in neighborhood?	We have 12 properties in the North Side of Pittsburgh. Our mission is to be in all the 18 communities of Pittsburgh North Side to speak into lives of all 10,000 youth in North Side.
Any properties in East Allegheny?	This will be the first in East Allegheny. Our organization started out of Centerline church and so we have a heart for East Allegheny community and that was a reason to push for this home.
How long has Urban Impact owned the property?	About 5 years. It was part of the church next door and we own that building as well. That's separate – I don't have anything to do with the commercial properties but we do own that. It was part of Lutheran church next door. We own both properties – they came as a packaged deal and just now we're at the point of turning this one. We've been buying homes and making them livable for our Urban Missionaries for about 5-6 years.

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<p>If this goes to Zoning and gets approved, do you have a sense of timeframe you'd be talking about for construction and getting it in good shape again?</p>	<p>It's up in the air but my hopes are to get someone in there by end of summer, but probably that's pushing it. Probably we're looking at another year. By the time we get through zoning and the City's blessing on it all, it will probably be about one year.</p>
<p>I'm with the Pittsburgh History and Landmarks Foundation. Curious if you have a sense of how much it will cost? I'd looked on the Real Estate portal and didn't see info on how old the building was on public record.</p>	<p>It was built in 1920s. We want to try to keep it as close to what it looks like now, though with new siding. In terms of cost, we had an initial thought related to the cost but the City is mandating a change to commercial wiring and other things involved, so we are unsure of costs. Our initial thought was somewhere in vicinity of \$250,000, but we turn homes with a lot of organizations that are qualified to do work and volunteer their time to help us. It's hard to guess, but our guess is about \$250k.</p>
<p>The things Allegheny Centerline church has been doing are mostly very good for our area, and you help in a lot of areas. However, we started out as a neighborhood as R4 multi-family and it took two stages to get to where we are now and zone for all residential areas are now R1A-VH – Residential Single Family Attached Very High Density, meaning that the buildings take up most of the area of a parcel/lot. And there are two things related to every property. The whole neighborhood is zoned something and each property has an occupancy permit. On Real Estate website, it says this property is commercial, which I imagine may be a distortion of the fact that the church took it over at some point in its history. We started out as R4, then went to R2T of two-family townhouse, and then we went to R1A-VH. We had meetings and hearings over course of 30 years related to this, and it had been because of a problem of all of our houses were being cut into small apartments and sometimes single rooms. My house had a number 8 on the door to the third floor. Different people had different reasons to reduce density here. I'm on both sides of that. On the one hand, for houses built as single-family, as a preservationist, I wanted to see them remain as single family, but mandates severe changes like cutting out stairways and blocking out doorways etc.</p> <p>I'm not sure condition on inside of this building – I suspect little of original character of house remains. This house was definitely not built in 1920s – from its looks, with 3 bays wide, on two floors, with a dormer, it was from the 1870s to 1890s at latest. As a preservationist....this whole neighborhood shifted in zoning, so somebody wanting to go back up to higher density rings alarm bells. Now I'm sure it is in good hands as long as a church or an associated organization owns it, but we've had at least one</p>	<p>Yes, it's the only one. And I understand how you feel and where you're coming from. We are trying to keep the original as much as we can and have not changed it much structurally inside. Will have to divide the 1st and 2nd apartments with a 1.5 hour burn between first and second floor. But the stairwell is original and will remain original. We'd like to think we could turn it right back into a single family if we had to, so we are keeping things pretty close to original. We are putting bathrooms in – additional bathroom. We are having 1 or maybe 2 parking places in back, so only one space in front used since we know parking poses problem in this street in this neighborhood. I didn't realize this was 1880s or 1890s.</p> <p><i>[Another member of applicant team]:</i> I hear what you're saying. That makes sense. Do you live on Avery Street? My husband and I used to live on that street, and you look familiar. It's been a while for us. I hear you especially on what is the worst case scenario for this. Keep in mind we still own the building attached to it and only house our staff, so we have a really vested interest with you guys in having this area stay healthy and vibrant for the whole community and are personally bought into seeing that. For parking, there are options in the back, but since we do have the building attached, if there was an overflow or had guests, they could overflow into building's parking lot and not onto street anyways. Probably less likely to spill into parking in neighborhood.</p> <p>When we first started occupying the area, there were lots of folks who were from homeless community using drugs and so having people coming into house will help keep that space safer for everyone in the community. That's my perspective from being around for a while. And we have</p>

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<p>experience where we thought at least one owner wanted 2-family housing and we supported him and he got it, then a car crashed into the house, the wife got scared, they sold it to an absentee landlord, who then rented to all matter of people who were antisocial and caused problems for the entire block. Not to say that will necessarily happen here, but before you take a position, people need to consider the worst case scenario since sometimes that happens. As a preservationist I don't like the insides cut up, but most other people who own cars (which may not apply in this case) may be concerned with room on the street and parking impacts. But in this case, that parking argument is probably not valid since you'll have parking in the back. And this is only house on the street and in the neighborhood that you own, correct?</p>	<p>not moved any staircases in this space at all. They are definitely getting adjusted but it's not getting chopped up.</p> <p>There are 4 mantels in the house, and all 4 are staying.</p>
<p>I'm glad to hear that. I wish that the façade had not been butchered 40 years ago. We dealt with a house one block over in worse condition than this, at 1102 Linden Place, where instead of two windows on 1st floor and three windows on 2nd floor, they put in large picture windows, which we took out and reversed all façade alterations and put on Hardie plank siding to make look like 1840s house, which it had been.</p> <p>One thing that would make a spoonful of sugar to make medicine go down – if you could restore façade, it would make it easier to take for a preservationist and neighborhood activist. I want to suggest that. I'm sure it would cost more money. I also wanted to suggest that if a time came where you were to sell it in the future, that you sell it to someone who will convert it to single-family or change occupancy permit yourselves to single-family so it would not become a problem to the neighborhood after you've left it.</p>	<p>Now it is zoned as R3, which is residential, is that correct?</p>
<p>No, I don't think there is R3 anymore, we're zoned as R1A-VH. There's an occupancy permit. Can DCP clarify?</p>	
<p><i>[DCP staff clarified the property was in an R1A-VH zoning district.]</i></p>	<p>R1A, Ok, so we're requesting it go to two-family dwelling, and I think it changes zoning when goes to three-family or above, is that correct?</p>
<p>You cannot change the underlying zoning without going through a long series of hearings and meetings. Zone remains, but occupancy permit is what you can appeal to have change.</p>	<p>Ok, that's what I'm speaking to then – the occupancy will change to two-family dwelling.</p>
<p>Another thing occurring to me, another neighbor here lives in a house four rooms deep on three levels, so it's about 11-12 rooms, which is a rather large house for</p>	<p>Thank you for your comments and feedback. I definitely appreciate the historic perspective and that context is</p>

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single-family unless have six kids, but this house is only three rooms deep on 2.5 floors, so it's not unwieldy in terms of its potential use as single-family house in the future.	helpful to all of us. And thank you too to the earlier commenter.
About the façade, as you pull away aluminum siding, you may find cool original details there, I'm not sure how much this particular building has been botched in the past, but I've seen in past projects that many times the aluminum siding is hiding cool original details you could leave and that might speak to the earlier commenter's concern about original details.	And it wouldn't be out of question for us to say we'll pull it off and paint that if it's in nice enough shape.
If you look at our East Allegheny Community Council website, and the house at 1102 Linden Place you can look at the before and after images. Someone affiliated with our website might be able to point you in the right direction. We took off the accretions until got to something original, and then decided whether we could restore this, or if rotten, and replace stuff that is rotten and restore what is still viable.	
Right, and a lot of times it's nice, because even though the aluminum siding is unsightly, it does a good job at preserving what's underneath, unless have a water issue. So it's a double-edged sword of being something ugly now but also is saving whatever is underneath it.	The rear of the house is probably beyond being able to be repaired for painting. But I'm not sure about the front, so we won't know until tear off aluminum. And for the side of the house, the insulbrick that is there I'm guessing was installed in 1940s, mainly to give an R value to home, and it's in nice shape now, which would leave me to believe the siding underneath it would be in nice shape too. I can't say we will commit to painting what the original thing is there, but it's not out of the question for us by any means.
I'm glad to hear it, but I want to oppose everything else I just said...Reducing density has always been our goal so parking does not become impossible and also keeps insides of houses adhering to their original. But a friend of mine who used to live here said we need to increase the density so that as more people are here means the better we can patronize the business district. So I'm on both sides of the issue. But I say keep the houses that were single-family for single-family, and anything that's multi-family, like school house or churches that can be converted to housing, definitely jump at the opportunity to fit as many people there as we can.	Ok, thank you for that input, we appreciate it.
What is next for you in terms of schedule?	Jan 16 th is our zoning hearing and we're on the agenda. My colleagues will be representing Urban Impact at that meeting.
<i>[RCO lead noted that further comments can be provided to RCO and taken into account, and requested that applicant presentation be sent to RCO.]</i>	Yes. Thank you all so much, I really appreciate your time, and appreciate the input -- that was informative to me

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<p><i>[DCP confirmed for purposes of clarity that applicant is seeking a Use Variance with ZBA to allow for occupancy that is higher density than what base zoning district of R1A-VH allows, and clarified about the existence of R1, R2, R3 and RM zones in the city].</i></p>	

Other Notes

Planner completing report: TS