

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: Duplex on Monongahela Street near Grover Way	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Oakmoss Consulting Hazelwood Initiative Department of City Planning
Parcel Number(s): 55-P-82	
BDA Number: BDA-2025-09147	
Meeting Location: 107 Flowers Avenue & Zoom	
Date: 11/18/2025	
Meeting Start Time: 6PM	
Applicant: Matthew Brind'Amour, Oakmoss Consulting	Approx. Number of Attendees: 33
Boards and/or Commissions Request(s): Zoning Board of Adjustment	

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

Applicant stated that they will be going for a zoning variance for higher density, because the zoning code only permits single-unit detached homes in this area. This project will be a duplex – two units on one lot. They stated that this project is not a part of the larger Woods Village development nearby.

First level will include entrance and single-car garage. Both units will be two-bedrooms. The applicant showed renderings of the proposed structure but stated that the design is subject to change. The site is near the corner of Monongahela Street and Grover Way.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
You mentioned that the design was not 100% finalized, but isn't that the purpose of the DAM – for the community to see the final design?	The design is largely going to look like what we've shown here, just one main difference is that we may be going with a gabled roof instead of the flat roof that's shown.
Did you look at the surrounding context when developing the design?	We did a bit, but there aren't many homes currently on this area of Monongahela Street. The gabled roof will fit more with the area. 203 Tullymet is an example for nearby context.
Anything is better than what's down there now. Also, Pittsburgh is not a good city to have a flat roof, I had one and it leaked constantly. Lastly, if you find hardy-wood that goes parallel, let me know!	Yes, we understand that flat roofs can be difficult in this area.

Questions and Comments from Attendees	Responses from Applicants
Is there any consideration for solar panels?	We've been looking at pricing, and while we've talked about energy efficiency, we haven't settled on it yet. We're considering doing modular construction for this. That being said, this will exceed the requirements for energy efficiency, and often times, modular construction allows for better quality control and energy efficiency.
Will this be for rent or for sale?	The intent was to have this for sale, but it will depend on the market. We're open to either.
Modular construction can be difficult, and they often have issues, such as sound proofing.	You're right, one such limitation with modular is that you're limited to about 15 feet wide. However, if we do go with modular construction, we will lay them horizontally, to allow for a wider building along the street.
What will pricing look like?	We're still looking at costs and will need to do more work before we talk pricing.
What are the next steps with the city on this?	Following this meeting, we have to wait 30 days before we can present at the Zoning Board of Adjustments hearing. We are tentatively on the schedule for ZBA.
Can you spell out the variances that you're asking for?	This is a single-family lot, and we're asking for a variance to build two units. We also are asking for contextual setbacks, which I don't believe we need a variance for.
The community has an interest in having more homes and apartments that are more than 2 units. This seems to be in conflict with what the community wants in that regard and potentially with the design.	So, are we saying that anything new in the community needs to have 3 bedrooms? We had this same issue arise when speaking with the community about the Woods Village project.
The overwhelming desire in the community has been to have more family homes built in the community, and units under 3 bedrooms typically aren't conducive for families to live in.	The design is largely in-place. We won't be changing the entire design.
Is this a one-off development? Or part of a larger development for this area?	This is a one-off development. However, the execution of this project could influence the future Woods Village project. As we take this through all of the city and community processes, this project will help us determine the feasibility of a future, larger project.
What is the size of this lot?	3,000 SF This also is why 3-bedroom units are not as feasible here, given the size and shallowness of the lot.
I don't think this is a matter of whether someone likes the design or not, but I think that there should at least be a case that can be made that this design is contextual to the neighborhood at large, not just adjacent homes.	

Questions and Comments from Attendees	Responses from Applicants
<p>Have any of the units in the quadplex nearby sold off of Hazelwood Avenue?</p> <p>I wonder if that's due to the design, which is similar to this project.</p>	<p>No, none of the units in the black quadplex on Hazelwood have sold.</p>

Planner completing report: AJ Herzog