

## 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> Two Attached 1-Unit Homes at Lincoln Ave & Shetland St	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  Larimer Consensus Group Area residents and stakeholders City Planning (DCP) staff
<b>Parcel Number(s):</b> 125-B-281; 125-B-283	
<b>Application Number:</b> BDA-2025-04076	
<b>Meeting Location:</b> 624 Larimer Ave - Steel City Squash	
<b>Date:</b> June 5, 2025	
<b>Meeting Start Time:</b> 6:00 pm	
<b>Applicant:</b> Habitat for Humanity	<b>Approx. Number of Attendees:</b> 32
<b>Boards and/or Commissions Request(s):</b> ZBA approval for a Special Exception due to the lot width dimensional standard	

### 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, Habitat for Humanity, began the meeting by introducing members of the project team. The applicant is proposing to develop two town homes (attached single-family units) as new construction on the site at the corner of Lincoln Ave and Shetland St. The applicant provided an overview of an existing project directly adjacent to the site, which includes the construction of two town homes in a similar fashion to the current proposal to ensure continuity. For the first set of town homes, the lots were purchased on the private market, while the current proposed units are located on City-owned lots, acquired via the Pittsburgh Land Bank. The applicant shared site plans and illustrative renderings of the proposed units. The applicant explained that approval from the Zoning Board of Adjustment (ZBA) is required because the lot width exceeds the zoning standard.
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### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Will the buildings be built up to the corner of the intersection?	No, there will be a 20-foot setback from Larimer Ave and 35-foot setback from Shetland Ave
Will there be a space between the existing town home units?	Yes, 30 feet

Questions and Comments from Attendees	Responses from Applicants
Is the 20-foot setback a standard, or has that changed?	The 20 ft setback is a standard
Are there families lined up for the homes?	Applications have not yet opened since we are still early in the process.
Why is zoning board approval needed?	The proposed lot width is greater than 35 ft
Will the units have a basement	No, they will be built on a slab
Can you talk about tenant screening? Past projects have not been maintained well by residents.	Our process has background checks and homeowner readiness courses, including financial literacy and instructions on home maintenance
Are carports included?	There are uncovered drive ways off the street in the rear
Who will own the open space at the corner?	Habitat will maintain ownership and maintain trees and landscaping
How is eligibility determined?	We try to announce our open applications on website; can call at anytime; later in the year it will open up.
Does Habitat have a program for home repairs for homeowners?	Yes, we offered this as a separate program in Larimer and nearby
Are these homes for families of single individuals as well?	Single individuals are permitted, provided they meant the application criteria
Any plans for more builds?	We are open to looking at it; The challenge is acquiring lots from PLB; We are working county-wide, including building five units in Homewood

**Planner completing report:** Christian Umbach, Senior Planner