

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: 210 East End Ave.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Point Breeze Organization
Parcel Number(s): 175-K-1	
ZDR Application Number: BDA-2025-06633	
Meeting Location: Zoom	
Date: August 13 th , 2025	
Meeting Start Time: 6:30 pm	
Applicant: Jason Roth	Approx. Number of Attendees: 9
Boards and/or Commissions Request(s): Zoning Board of Adjustment	

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.

<p>The property consists of a 4,000 sq ft home, a two-car detached garage, and surface parking for seven cars. The house is located close to the local commercial district as well as the transit network on Forbes as well as Penn. For forty years, the property was a funeral home with a one-unit apartment upstairs. This use was ended in 2008. The property was not used as a single-family home since 1948. The previous owner subdivided the house into approximately eight units. In 2015, the owner applied for a Special Exception for five units but it was not approved.</p> <p>The current property owner purchased the property in 2015 and is attempting to bring the building up to code. There are currently ten units. units are one bedroom and studio apartments. Four units would exist on the first and second floor and two units would be on the third floor. The current zoning for the property is R2-L, two-unit residential, low density. Neighboring houses are a mixture of single-family housing, duplexes, triplexes, and a mixture of more than three units.</p> <p>The applicant is requesting a Special Exception for multiunit residential. They are also requesting a parking variance as they are required to have ten parking spaces, one for each unit. There are currently seven parking spaces instead of ten. The applicant will have a hearing with the Zoning Board of Adjustment for these requests.</p>
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Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Does each unit have a bathroom and a kitchen?	Yes.

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The presentation says 4,000 sq ft. If you divide it into 10 units, that is less than 400 sq ft per unit. The bathroom also takes up 40 sq ft. That leaves 300 sq ft units. What tenants are wanting these? You are going to have a constant turnover.	We do have tenants living in those. Some tenants live there five years or eight years. They love the building and the area.
What is the average rent?	Each unit is a studio. We ask \$750 not including utilities. Utilities are around \$2000 for the whole building. The tenants share.
Have there been any formal neighborhood complaints about the tenants? Garbage, noise, etc.? Anything that we should be concerned about	We have a super there that takes care of garbage. We also hire people to take care of the house.
There have been complaints.	
One of the concerns for the neighbors is that there will be a bunch of students with cars there. The fact that there is five spaces in the back and what the house is being used for, I don't think we should hold it up. If she can get through the permitting process, she can fix up the house.	We have the parking lot in the back. A lot of our residents don't have a car since they are young people living in the city.
She owes money to all of those "young people" that she is referring to. We are currently filing.	
I am a former resident of 210 East End. The building was condemned after a gas leak from Peoples. The landlord owned \$8,000. The landlord then illegally turned the gas back on and the city removed the meter. Units measured 380 sq ft. I am still in court with other tenants trying to get our security deposit back.	
As a previous tenant of this apartment (when it was operating illegally), I warn to not trust anything that Ms. Peng says, as she is currently in legal trouble with most of her tenants. She preys on low-income people.	
The more Ms. Peng speaks the more she digs herself. Is this really someone you want in the neighborhood? Where is the decency to let Ms. Fries speak	
Would the City have a responsibility to make sure that the building is up to code?	Yes. The City would make sure that we are up to standards. We will go through zoning review first and then the building inspector will come to make sure we do everything we need to. I was hired to get the building up to code and legal.
Is the building currently sprinkled?	It is not. We will need to meet code requirements. There may not be enough budget for that so we could end up having less than ten units in the end.

Questions and Comments from Attendees	Responses from Applicants
Do you know how much these renovations may cost?	It would cost us a lot. We have already done some renovations on the building.
What would happen if the building is not given the approvals?	Right now, the building is condemned, if we don't get the approvals, it will sit there empty.
In my opinion, it looks like the city has been negligent which has led to this building operating illegally for years. The owner is trying to get the building up to standards now. If the applicant, can get the correct permits, the city can do their job and get the owner to bring the building up to code. Then they can provide affordable housing to the community.	We tried to get a Certificate of Occupancy previously but the city did not approve. The city has incorrect records.
Just wanted to clarify a few things. I lived there and I parked. There were always people parking in the lot. I paid for parking. Half the time I couldn't fit my car back there and had to fit on the streets. Some of the units were priced at \$1,075. The landlord told me that I could still live in the apartment although the city reached out and said I needed to leave because the building was condemned. There was a report in 2022. We shouldn't give her the right or defend her if she has to be forced to bring a problem property up to code.	
There were consistently the maximum number of cars in the back parking lot. It was also not free: \$300 for a year.	
The safety thing is an issue. She is negligent. We should not support this.	Is it good to leave the building condemned? Is it good for society and the neighborhood?
How difficult is it to park on the block? Is there permitted parking there?	Every property has street parking. There is no permit parking.
If everything was done legally and up to code, I think the parking spaces would work. With this landlord, I don't think it will work.	
If the City said they would give you the variances for only 8 units, would that be negotiable?	There are some units that could be combined. We will do whatever it takes to bring the building up to code. I know that we could do eight units without shortcutting or not meeting the code.
Are there laundry facilities in the basement? Is it coin operated?	There is in the basement. It is not coin operated.

Questions and Comments from Attendees	Responses from Applicants
It's 1 washer and 1 dryer. \$300 for a year to have access to it.	
My concern is that when you have a 2-unit zoned area and then you jump to ten units, that changes the character of the area. I would be upset. It is such a high concentration of renters who tend to cause more problems than homeowners. If you have too much parking, the backyards turn into cement parking pads.	

Planner completing report: Adriana Bowman, Neighborhood Planner