



March 14, 2018

Attn: Svetlana Ipatova and Jack Miller
Zoning Board of Adjustment
Department of City Planning
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219

Re: 614 Edmond Street

Dear Esteemed Members of the Zoning Board:

On behalf of Bloomfield Development Corporation (BDC), I write today to convey the community opinion and resolution as voted on by the BDC board of directors on the variances sought by Matt Rosenfeld for proposed development of the property located at 614 Edmond Street.

On March 5, 2018, BDC convened an open and public community meeting attended by seven community members and stakeholders. Despite BDC's standard outreach process which includes two weeks of electronic notifications on various social media sites as well as physically flyering every residence and business within 500 feet, attendance was low. Matt Rosenfeld, representative of the developer, presented redesigned plans to erect a 4-story, 2-family residence on the site with two decks and a two-car parking pad. The community process for this development mirrors BDC's existing public process, and provides a forum where proposed development projects can be discussed, vetted, and measured against community plans and priorities.

614 Edmond Street plans were redesigned in response to feedback given at a community meeting on June 15, 2017. The redesigned plans presented at the most recent meeting show sensitivity to the context of the neighborhood, and the overall design fits well with the surrounding homes. The variances currently requested are as follows:

1. Building: Interior side yard setback from 3 feet to 1 foot on Northeast side of lot
2. Parking pad: Accessory use setback from 3 feet to 0 feet on Northeast side of lot
3. Height: Stories from 3 to 4 due to finished basement

BDC has found the following statements to be true of or in relation to the proposed development:

1. The design – materials, roofline, windows, doors, and front setback are contextual to the neighborhood and the immediately adjacent residences.
2. The height is contextual to homes both across the street and within a few residences on either side. The number of stories above ground is also contextual to the neighborhood as a whole.



3. The height and length, or massing, is not contextual when looking at the two adjacent homes 612 and 616 Edmond Street, which happen to be two of the smaller homes on the block, not having a third story.
4. The nearest residents, excepting one, are opposed to all three variances sought by the developer.
5. The two variances related to setbacks are in relation to 612 Edmond, including the interior side yard setback and accessory use setback. The residents are opposed to these variances.
6. The resident at 616 Edmond Street was not present during the BDC's second community meeting to confirm any statements made about his participation in the project or to discuss his position on the variances.
7. The community vision plan, completed in 2011, prioritizes achieving a "closer balance of renters to homeowners housing units" as well as providing "new housing to attract/retain residents."

It is noted that the developer and adjacent residents have invested significant time in negotiating this proposed residence. This process has significantly and positively changed the design of the building. However, BDC is concerned that the proposed residence is out of context with the adjacent residences and urges the developer to look at building a smaller building at this location. BDC opposes the side and accessory use variances on the grounds that they are not necessary in order to build a residence at this location, and the residents most affected by these variances are opposed.

Therefore, the BDC board of directors passed a resolution on March 13, 2018 of opposition to variances 1 and 2 as outlined on page 1 of this letter. Additionally, the board of directors express support for variance 3 with the following conditions:

1. That the height and depth be further reduced by 5 feet each.
2. Air conditioning units be housed on the roof with screening.
3. That any unit or units contained in the building not be rented for any length of time, and this restriction will be included in the bylaws or contracts for the property.

We thank the Zoning Board for their consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Howell", is written over a light blue horizontal line.

Christina Howell
Executive Director, Bloomfield Development Corp.

