

**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: Synergy Capital		Phone Number: (412) 837 2555	
Address: 1014 Perry Hwy	City: Pittsburgh	State: PA	Zip Code: 15237
2. Applicant/Company Name: Cipriani Studios		Phone Number: (814) 602 9728 (K. Yalcin)	
Address: 21 Bailey Park Ln	City: Pittsburgh	State: PA	Zip Code: 15210
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Villas at Winter Park			
4. Development Location: Hackstown St., Magdalene + Gregory St. Extension			
5. Development Address:			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) N/A			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	N/A		
7. If a Certificate of Occupancy exists, the following is required: N/A			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 1 / 2016	Occupancy Date: 2016 - 2020	Project Cost: \$

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): Residential: Single Fam. Detached Dwellings

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: Subdivision of existing 3.02 acre wooded site; ROW extension off of 3 separate city streets for the development of 20 new single family detached dwellings

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)

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LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: 20 N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	<u>∅</u>	sq ft
Existing to be Retained:	<u>∅</u>	sq ft
Retained Area to be Renovated:	<u>∅</u>	sq ft
To be Constructed:	<u>+/- 2400</u>	sq ft
Building Footprint:	<u>+/- 20' x 50'</u>	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			3	440'
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):	<u>n/a</u>			

16. Number of Dwelling Units:
 Existing to Remain: ∅ Proposed: 1 per lot - 20 units

17. Lot Area: > 3,200 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		2 tandem ea.
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

Off-Street Loading Spaces: N/A
 Actual: _____
 Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A

Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed

