

CONDITIONAL USE # 776 - App # 796

City of Pittsburgh

DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

12/1/15

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: Yeshivath Achej Tammim of Pittsburgh Phone Number: ( )

Address: 2100 Wightman City: Pittsburgh State: PA Zip Code: 15217

2. Applicant/Company Name: David Ton, Esq Phone Number: (412) 361-2381

Address: 1338 N. Shoreline City: Pittsburgh State: PA Zip Code: 15206

Applicant/Contractor ID: (assigned by the City)

3. Development Name:

4. Development Location: 2120 Wightman Street

5. Development Address: 2120 Wightman Street

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)

Proposed Zoning District:

Present Use of Site: (Select from attached list) 1, 97, & 110

7. If a Certificate of Occupancy exists, the following is required:

Certificate of Occupancy #: 68801 Date Issued: 11/24/1995 Existing Use of Property: residential / church school

8. Estimated Construction: Start Date: 5/1/2016 Occupancy Date: 9/1/2016 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/](http://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): Multi-suite Residential (limited) with 1 d.o.

10. Select the Type of Work:
- New Construction, New
  - Renovation, Interior
  - New Construction, Exterior
  - Renovation, Exterior
  - Change in Use Only
  - Renovation, Change in Use

11. Describe the Development: minor rehabilitation of existing building to create one dwelling unit on first floor and four sleeping rooms for multi-suite residential on 2nd and 3rd floors.

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:  N/A  
 Residential     Commercial     Recreational     Industrial     Institutional

14. Gross Floor Area:

Existing to be Razed: \_\_\_\_\_ sq ft

Existing to be Retained: \_\_\_\_\_ sq ft

Retained Area to be Renovated: \_\_\_\_\_ sq ft

To be Constructed: \_\_\_\_\_ sq ft

Building Footprint: \_\_\_\_\_ sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	2 1/2		2 1/2	
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

*Concrete Block Garage*


16. Number of Dwelling Units:

Existing to Remain: 1                      Proposed: 1 + 4 sleeping rooms

17. Lot Area: 4031 sq ft

18. On Site Parking:  N/A

	Existing	Proposed
Full (8 1/2' x 19')	1	<i>see attachment</i>
Compact (7 1/4' x 16')		<i>A</i>
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



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WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at [www.pgh2o.com](http://www.pgh2o.com)).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

- New Water Service Connection(s)
- Termination of Existing Water Service Tap(s)
- New Sewer Service Connection(s)
- Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

- YES
- NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street
- Private Property
- Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit?  Yes  No

Applicant Signature: