



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

**SIGN PERMIT APPLICATION**

**OWNER/APPLICANT INFORMATION**

Applicant/Sign Contractor Name: <b>Signs By Sam</b>		Phone Number: <b>(724) 752-3711</b>
Address: <b>106 Elizabeth Way</b>		State: <b>PA</b>
City: <b>Ellwood City</b>	Zip Code: <b>16117</b>	
Sign Contractor Registration #:		
Sign Owner Name: <b>Stanton Heights Neighborhood Association</b>		Phone Number: <b>(412) 818-5946</b>
Address: <b>1016 Woodbine Street</b>		State: <b>PA</b>
City: <b>Pittsburgh</b>	Zip Code: <b>15201</b>	
Property Owner Name: <b>School District of Pittsburgh</b>		Phone Number: <b>(412) 622-3777</b>
Address: <b>341 S. Bellefield Ave.</b>		State: <b>PA</b>
City: <b>Pittsburgh</b>	Zip Code: <b>15213</b>	
Address where the Work will Occur: <b>4801 Stanton Avenue Pittsburgh PA 15201</b>		

**PROJECT INFORMATION**

Is this application for an existing sign?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number of New Signs: <b>1</b>	Existing Use of Property:
If Certificate of Occupancy exists, the following is required:				
Certificate of Occupancy #:	Date Issued:			
Estimated Construction: Start Date: <b>8 / 17 / 15</b>	Completion Date: <b>8 / 21 / 15</b>	Project Cost: \$ <b>2300</b>	Zoning Board of Adjustment Case Number:	
Main Use of Premises (Select from the attached list.) <b>III - School, Elementary or Secondary</b>				
Building Height in Stories:				
Description of Work:				
Lettering on the sign states:				
Sign 1: <b>Welcome to Stanton Heights Neighborhood</b>				
Sign 2:				
Sign 3:				
Sign 4:				
Please check the following item(s) that pertain to the proposed work: <input checked="" type="checkbox"/> N/A				
<input type="checkbox"/> Proposed work includes a private structure encroaching on a City dedicated right-of-way				
<input type="checkbox"/> Proposed work will create an obstruction of traffic on City right-of-way				

VOUCHER #: \_\_\_\_\_  
(Zoning Use Only)



City of Pittsburgh

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SIGN PERMIT APPLICATION

SIGN #	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>SPECIFY TYPE OF WORK:</b> New Sign, Painted Wall, Sign Alteration, Sign Repair	New Sign			
<b>SPECIFY TYPE OF SIGN:</b> Canopy, Decked, Double Face, Pole/Ground, Roof, Side to Side, V-Type, Wall-Flat, LED, Wall-Projection, Other.	Pole/Ground			
<b>SPECIFY PURPOSE OF SIGN:</b> Advertising, Business I.D., Directional, Mural, Real Estate.	Neighborhood Gateway			
<b>SPECIFY TYPE OF ELECTRICAL WORK:</b> Animation/Rotations, Flashing, External Illumination, Internal Illumination	None			
<b>HEIGHT (FT):</b>	42"			
<b>HEIGHT ABOVE GRADE (FT)</b>				
<b>GRADE TO BOTTOM OF SIGN:</b>	26"			
<b>GRADE TO TOP OF SIGN:</b>	68"			
<b>MAXIMUM HEIGHT OF LETTERING (FT):</b>	3.5"			
<b>WIDTH (FT):</b>	36"			
<b>PROJECTION FROM WALL (FT):</b>	N/A			
<b>PROJECTION IN RIGHT-OF-WAY (FT):</b>	N/A			
<b>PROJECTION ABOVE ROOF LINE (FT)</b>				
<b>ROOF TO BOTTOM OF SIGN:</b>	N/A			
<b>ROOF TO TOP OF SIGN:</b>	N/A			
<b>LENGTH OF BUILDING FRONT (FT):</b>	N/A			
<b>EXPOSED PORTION OF WALL ON WHICH SIGN WILL BE DISPLAYED:</b> (Square footage of wall)	N/A			

VOUCHER #: \_\_\_\_\_  
(Zoning Use Only)



**OPTION B**

DATE OF ACKNOWLEDGMENT \_\_\_\_\_

ACKNOWLEDGED BY \_\_\_\_\_

Signs By Sam MUST HAVE SIGNED APPROVAL to begin Production

**PLEASE CHECK ALL SPELLING, COPY, COLORS PRIOR TO APPROVAL**



**Signs By Sam**  
 106 Elizabeth Way, Ellwood City Pennsylvania  
 724-752-3711 Fax 724-752-0778

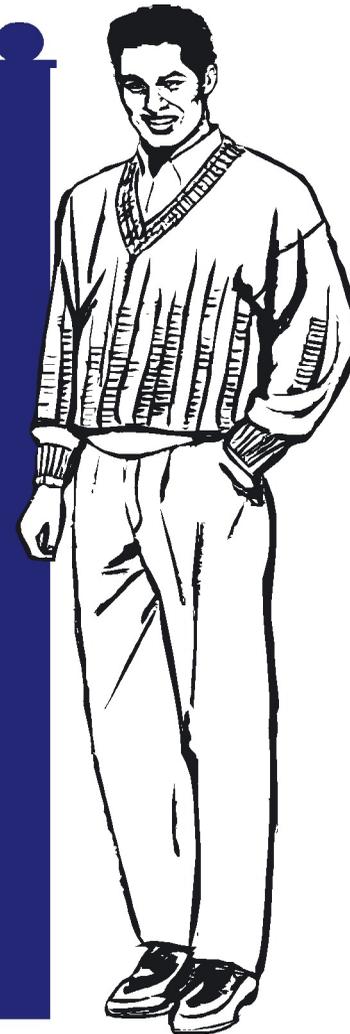
**CUSTOMER:**  
 Lisa Geiger Shulman  
 Stanton Hts.

**DATE:** 4/6/15  
 Revised w/Posts color  
 © Copyright 2015 Signs By Sam  
 ALL RIGHTS RESERVED

**PO#**

ART WORK AND DESIGNS ARE THE PROPERTY OF SIGNS BY SAM  
 IT IS UNLAWFUL TO USE ANY OR PART OF ARTWORK AND DESIGNS WITHOUT WRITTEN PERMISSION OF SIGNS BY SAM

Elevation specs  
are approx.  
within a few inches  
due to terrain



DATE OF ACKNOWLEDGMENT \_\_\_\_\_

ACKNOWLEDGED BY \_\_\_\_\_

Signs By Sam MUST HAVE SIGNED APPROVAL to begin Production

**PLEASE CHECK ALL SPELLING, COPY, COLORS PRIOR TO APPROVAL**



**Signs By Sam**  
106 Elizabeth Way, Ellwood City Pennsylvania  
724-752-3711 Fax 724-752-0778

CUSTOMER:  
Lisa Geiger Shulman  
Stanton Hts.

DATE: 4/6/15  
Revised w/Posts color  
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OF SIGNS BY SAM





**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: <u>HILLEL ACADEMY OF PITTSBURGH</u>		Phone Number: ( <u>412</u> ) <u>521-8181</u>	
Address: <u>5685 BEDFORD ST.</u>	City: <u>PITTSBURGH</u>	State: <u>PA</u>	Zip Code: <u>15217</u>
2. Applicant/Company Name: <u>JOEL P. ANDERSON</u>		Phone Number: ( <u>412</u> ) <u>288-4196</u>	
Address: <u>229 5<sup>th</sup> AVE</u>	City: <u>PITTSBURGH</u>	State: <u>PA</u>	Zip Code: <u>15222</u>
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <u>HILLEL ACADEMY OF PITTSBURGH SCIENCE LAB &amp; GYMNASIUM ADDITION</u>			
4. Development Location: <u>SCHUBBEL HILL</u>			
5. Development Address: <u>5685 BEDFORD ST.</u>			
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)		<u>EDUCATIONAL CLASSROOM SPACE (LIMITED)</u>	
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
<u>70404</u>	<u>10/18/95</u>	<u>SCHOOL</u>	
8. Estimated Construction:	Start Date: / /	Occupancy Date: / /	Project Cost: \$
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://pittsburghpa.gov/dcp/zoning/">pittsburghpa.gov/dcp/zoning/</a> and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list): <u>EDUCATIONAL CLASSROOM SPACE</u>			
10. Select the Type of Work:			
<input type="checkbox"/> New Construction, New <input checked="" type="checkbox"/> Renovation, Interior <input checked="" type="checkbox"/> New Construction, <input type="checkbox"/> Renovation, Exterior <input type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use			
11. Describe the Development: <u>SECOND STORY SCIENCE LAB &amp; GYMNASIUM ADDITION TO AN EXISTING 31,500 SF SCHOOL.</u>			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )			



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**DEVELOPMENT REVIEW APPLICATION**

**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:	<u>    —    </u>	sq ft
Existing to be Retained:	<u>  31,514  </u>	sq ft
Retained Area to be Renovated:	<u>  2,274  </u>	sq ft
To be Constructed:	<u>  5,771  </u>	sq ft
Building Footprint:	<u> 18,579  </u>	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	2	33'-4"	2nd story rooftop	40'-0" above grade
Proposed Addition/Extension				

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


**16. Number of Dwelling Units:**  
 Existing to Remain:   N/A                        Proposed:   N/A  

**17. Lot Area:**   29,074   sq ft

**18. On Site Parking:**  N/A

	Existing	Proposed
Full (8 1/2' x 19')	14	22
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')	2	2

**Off-Street Loading Spaces:**  N/A  
 Actual:     1      
 Required:     1    

**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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**DEVELOPMENT REVIEW APPLICATION**

**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:

- |  |   |
|--|---|
| <u>  0  </u> New Water Service Connection(s) | <u>  0  </u> Termination of Existing Water Service Tap(s) |
| <u>  0  </u> New Sewer Service Connection(s) | <u>  0  </u> 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:



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**Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9**

**Residential Uses**

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

**Non-Residential Uses**

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



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**DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION**

**Department of City Planning**

200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219  
(412) 255-2200  
[pittsburghpa.gov/dcp/](http://pittsburghpa.gov/dcp/)

**Department of City Planning  
Zoning Office Counter**

200 Ross Street, Third Floor  
Pittsburgh, PA 15219  
(412) 255-2246  
[pittsburghpa.gov/dcp/zoning/](http://pittsburghpa.gov/dcp/zoning/)

**City Zoning Code**

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety  
Bureau of Building Inspection (BBI)**

200 Ross Street, Third Floor  
Pittsburgh, PA 15219  
(412) 255-2175  
[www.city.pittsburgh.pa.us/bbi/](http://www.city.pittsburgh.pa.us/bbi/)

**Department of Public Works (DPW)  
Bureau of Engineering and Construction**

City-County Building, Room 301  
441 Grant Street  
Pittsburgh, PA 15219  
(412) 255-2883  
[www.city.pittsburgh.pa.us/pw/html/permits\\_info.html](http://www.city.pittsburgh.pa.us/pw/html/permits_info.html)

**Department of Public Works (DPW)  
Public Space Management  
Permit Office**

611 Second Avenue  
Pittsburgh, PA 15219  
(412) 255-2370  
[www.city.pittsburgh.pa.us/pw/html/permits\\_info.html](http://www.city.pittsburgh.pa.us/pw/html/permits_info.html)

**Pittsburgh Water and Sewer Authority (PWSA)**

Penn-Liberty Plaza I  
1200 Penn Avenue  
Pittsburgh, PA 15222  
Permits (412) 255-2443; Engineering (412) 255-8987  
[www.pgh2o.com](http://www.pgh2o.com)

*Refer to the PWSA Procedures Manual for Developers.*

**Allegheny County Health Department (ACHD)**

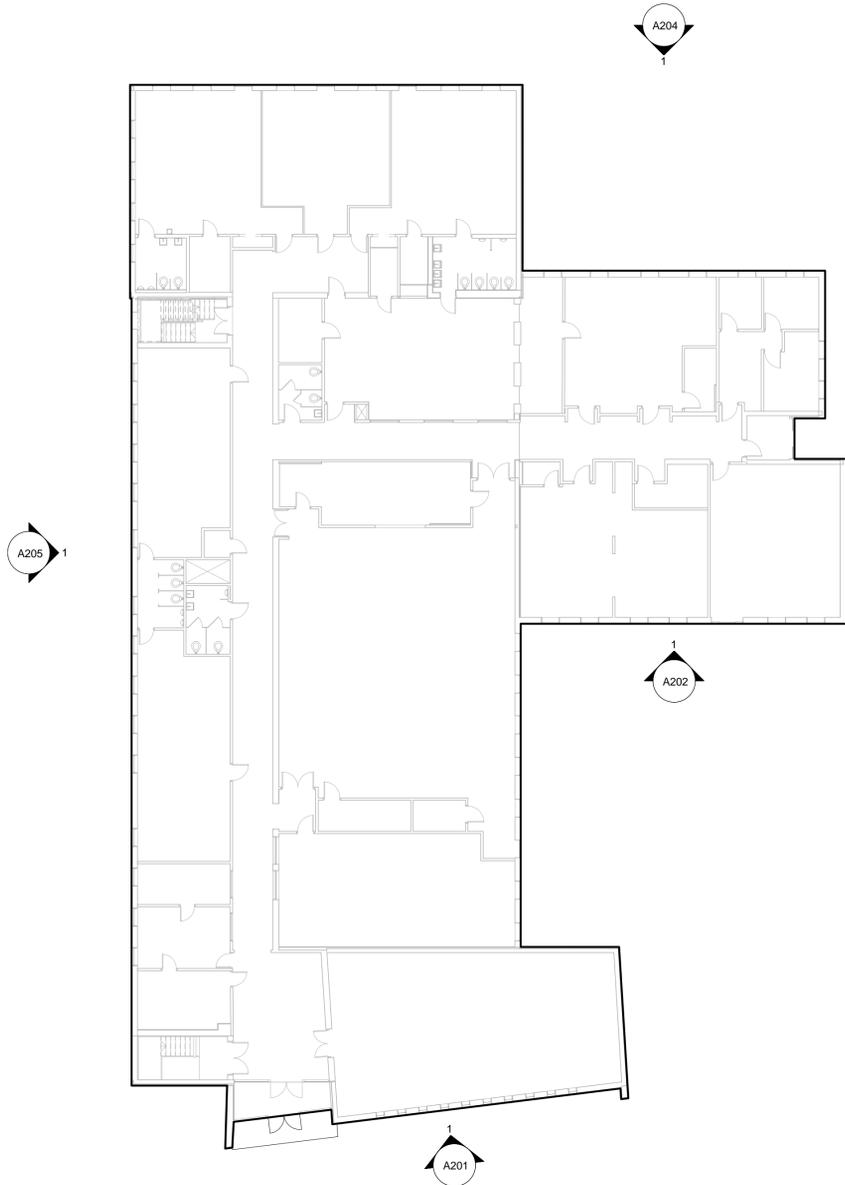
Plumbing Division  
3901 Penn Avenue, Building #5  
Pittsburgh, PA 15224  
(412) 578-8036  
[www.achd.net/plumbing/index.html](http://www.achd.net/plumbing/index.html)

**Allegheny County Health Department (ACHD)**

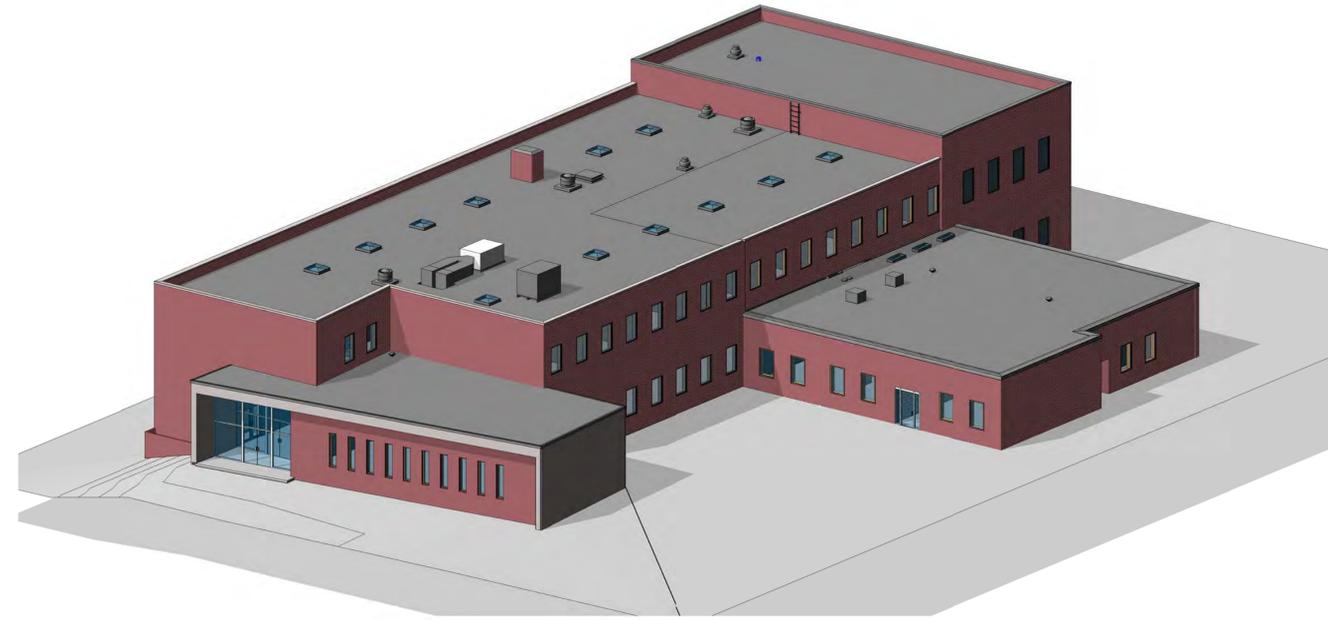
Food Safety Program  
3901 Penn Avenue, Building #1  
Pittsburgh, PA 15224  
(412) 578-8044  
[www.achd.net/food/foodstart.html](http://www.achd.net/food/foodstart.html)

**Allegheny County Health Department (ACHD)**

Housing and Community Environment  
3190 Sassafras Way  
Pittsburgh, PA 15201  
(412) 350-4046  
[www.achd.net/housing/commenvironstart.html](http://www.achd.net/housing/commenvironstart.html)



① ELEVATION REFERENCE PLAN  
1/16" = 1'-0"



② EXISTING AERIAL VIEW



③ PROPOSED AERIAL VIEW

REVISIONS		
NO.	DESCRIPTION	DATE

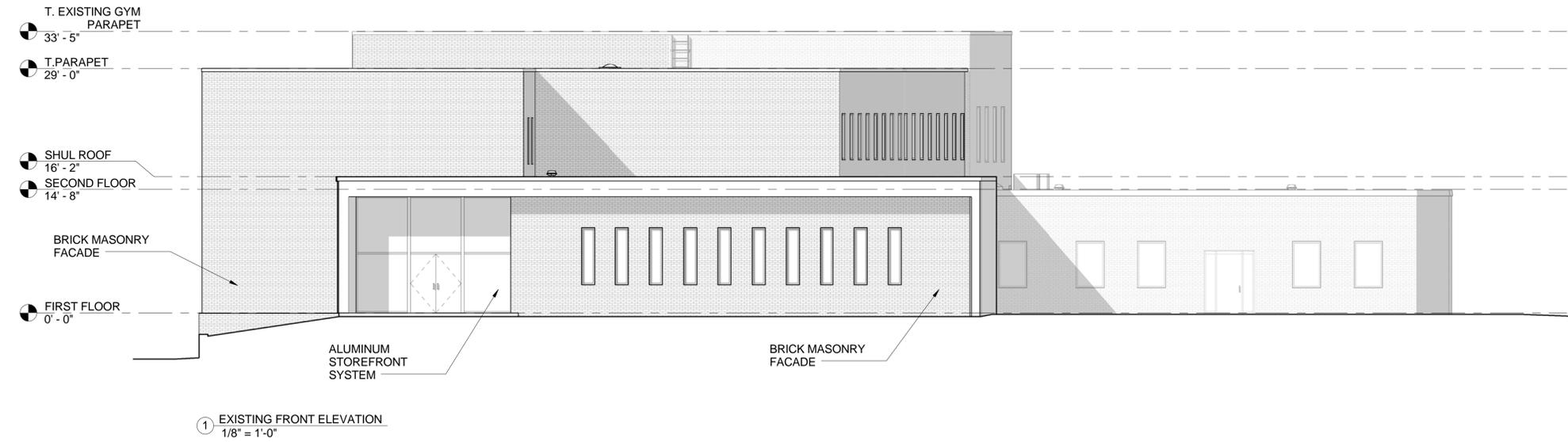
**Rothschild  
Doyno**  
COLLABORATIVE  
ARCHITECTURE AND URBAN DESIGN  
PENN AT 28TH  
2847 PENN AVENUE  
PITTSBURGH PA 15222  
t 412.224.6500 f 412.224.6501  
WWW.RDCLLAB.COM

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CONSTRUCTION

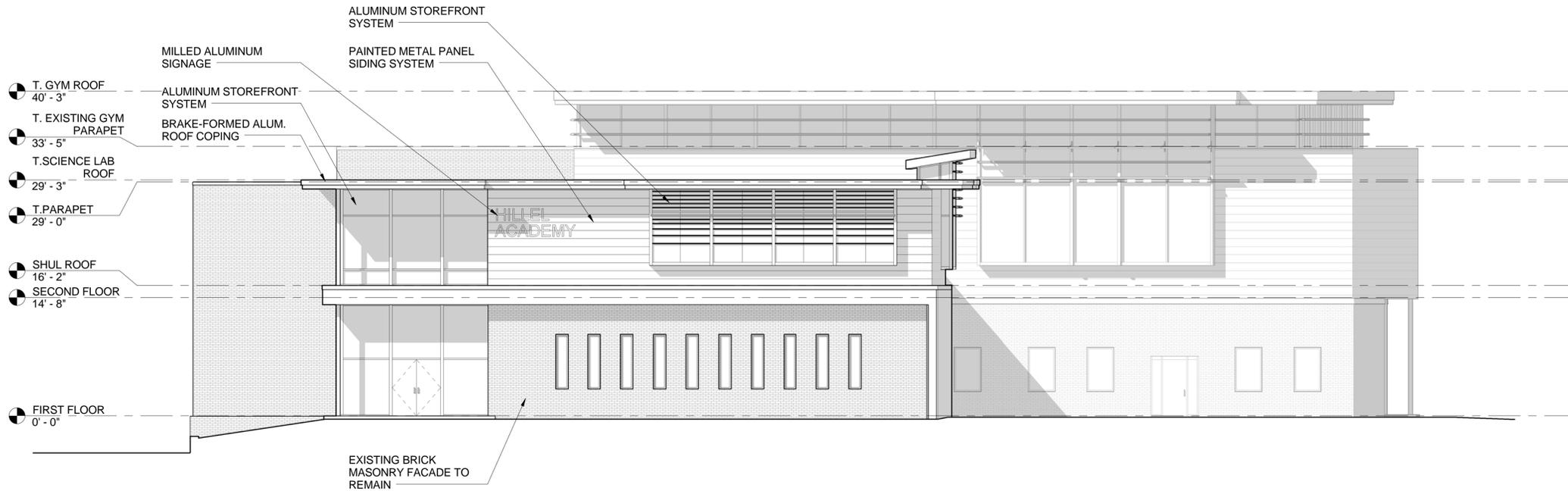
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ZONING DOCUMENTS	
JUNE 24, 2015	
TITLE KEY PLAN AND AERIAL VIEWS	
DRAWING A200	



① EXISTING FRONT ELEVATION  
1/8" = 1'-0"



② PROPOSED FRONT ELEVATION  
1/8" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

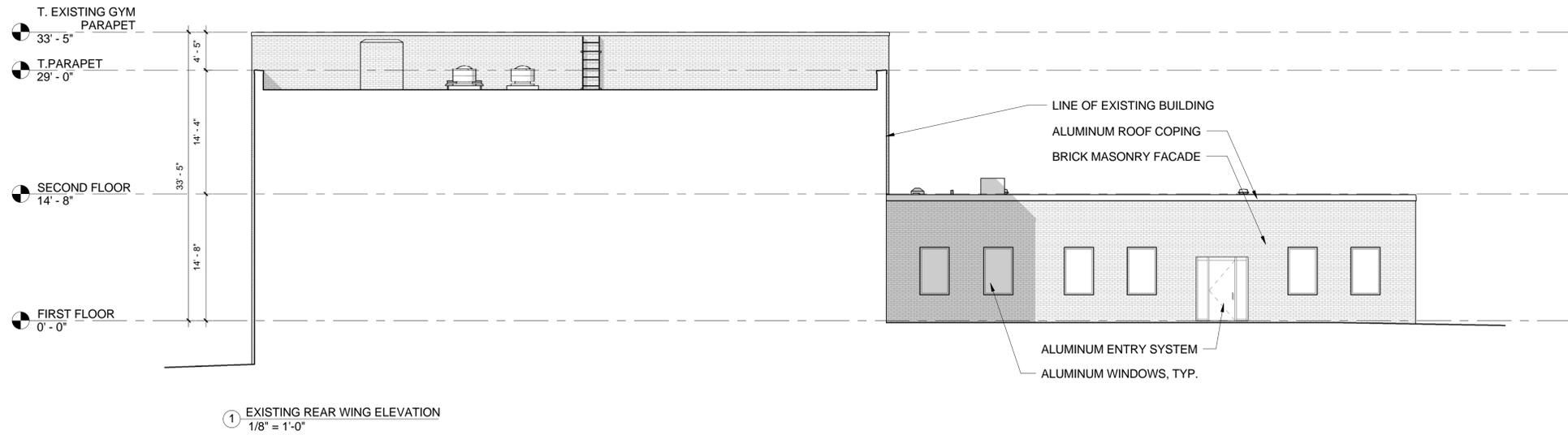
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ARCHITECTURE AND URBAN DESIGN  
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2847 PENN AVENUE  
PITTSBURGH PA 15222  
t 412.224.6500 f 412.224.6501  
WWW.RDCOLLAB.COM

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CONSTRUCTION

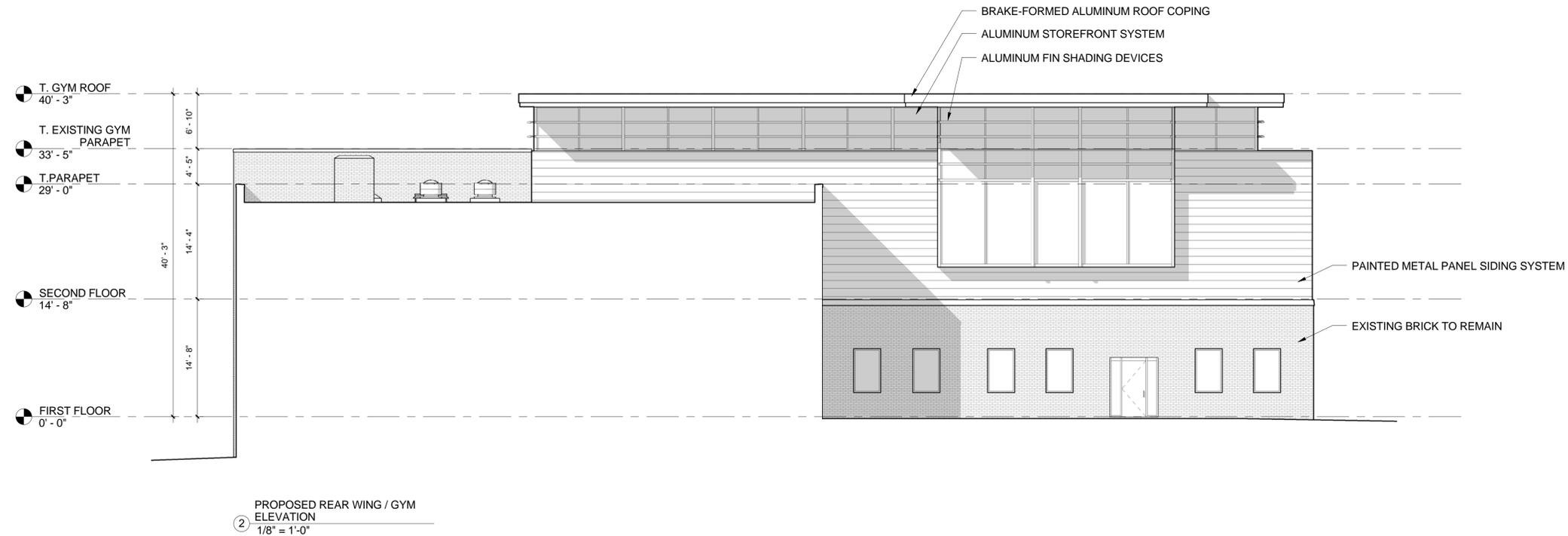
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ZONING DOCUMENTS
JUNE 24, 2015
TITLE ELEVATIONS
DRAWING A201



① EXISTING REAR WING ELEVATION  
1/8" = 1'-0"



② PROPOSED REAR WING / GYM  
ELEVATION  
1/8" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

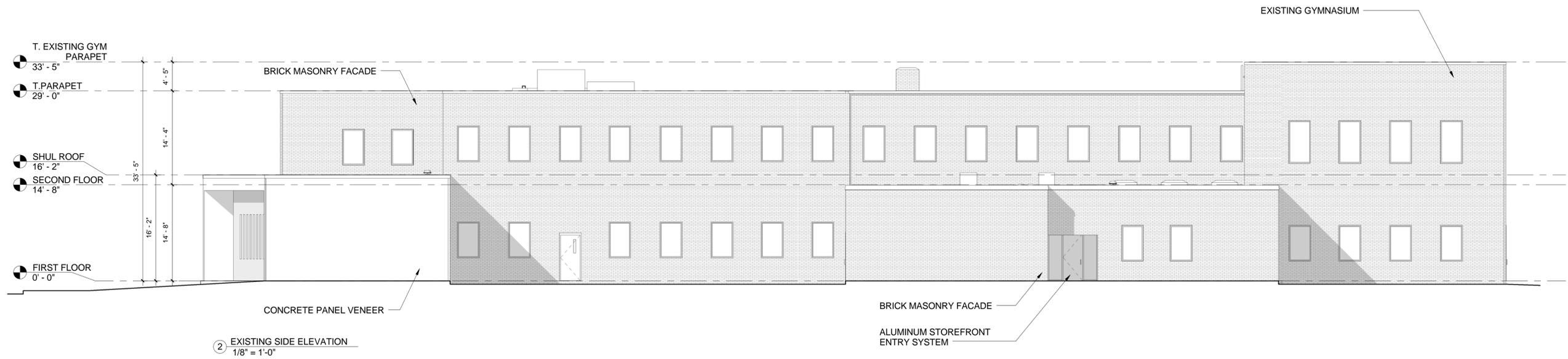
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WWW.RDCCOLLAB.COM

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CONSTRUCTION

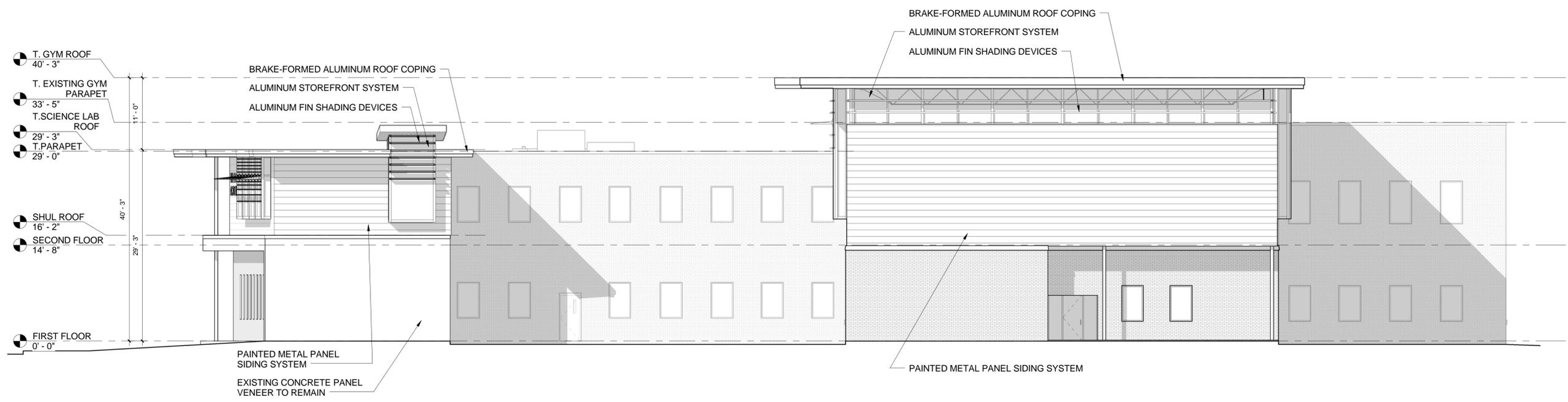
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ZONING DOCUMENTS
JUNE 24, 2015
TITLE ELEVATIONS
DRAWING A202



② EXISTING SIDE ELEVATION  
1/8" = 1'-0"



① PROPOSED SIDE ELEVATION  
1/8" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

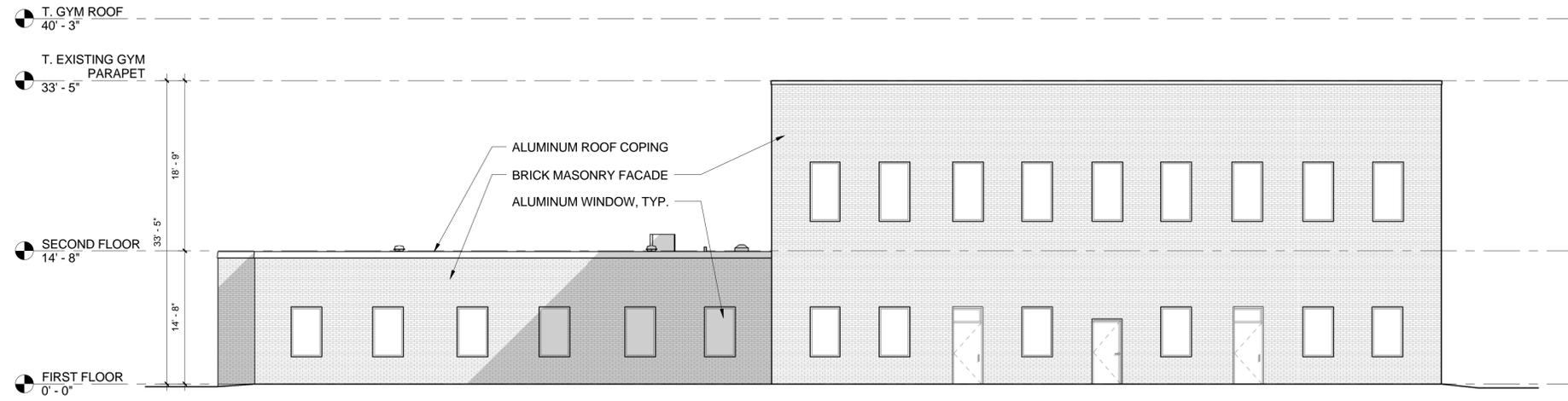
**Rothschild  
Doyno**  
COLLABORATIVE  
ARCHITECTURE AND URBAN DESIGN  
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2547 PENN AVENUE  
PITTSBURGH PA 15222  
t 412.224.6500 f 412.224.6501  
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CONSTRUCTION

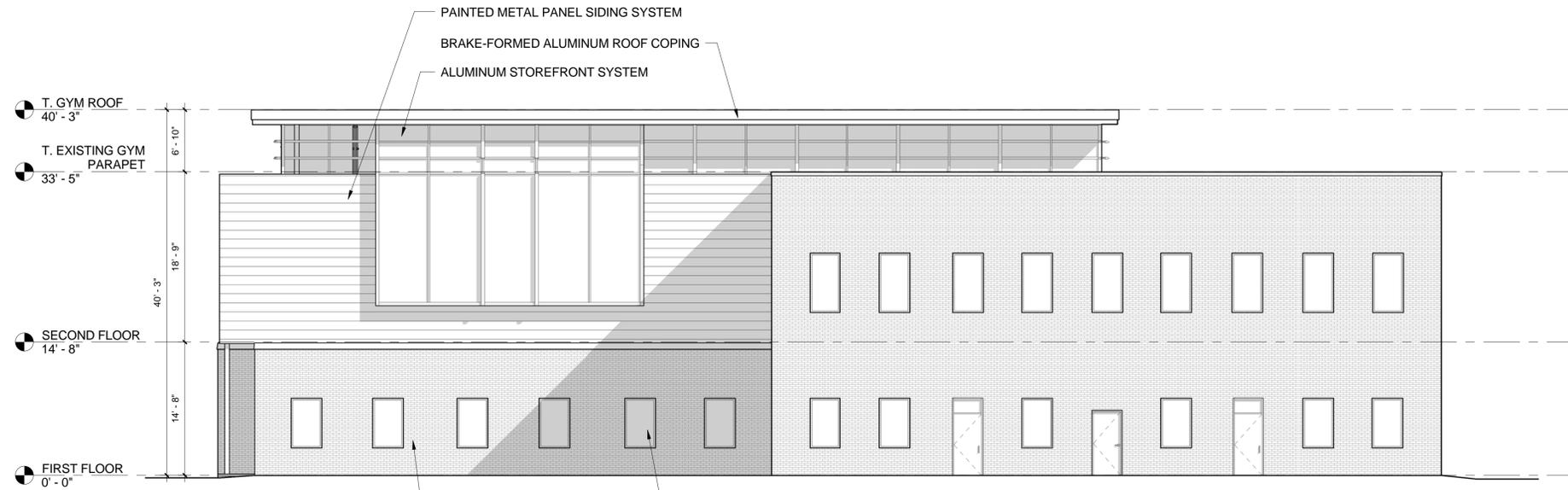
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ZONING DOCUMENTS
JUNE 24, 2015
TITLE ELEVATIONS
DRAWING A203



① EXISTING REAR ELEVATION  
1/8" = 1'-0"



② PROPOSED REAR ELEVATION  
1/8" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

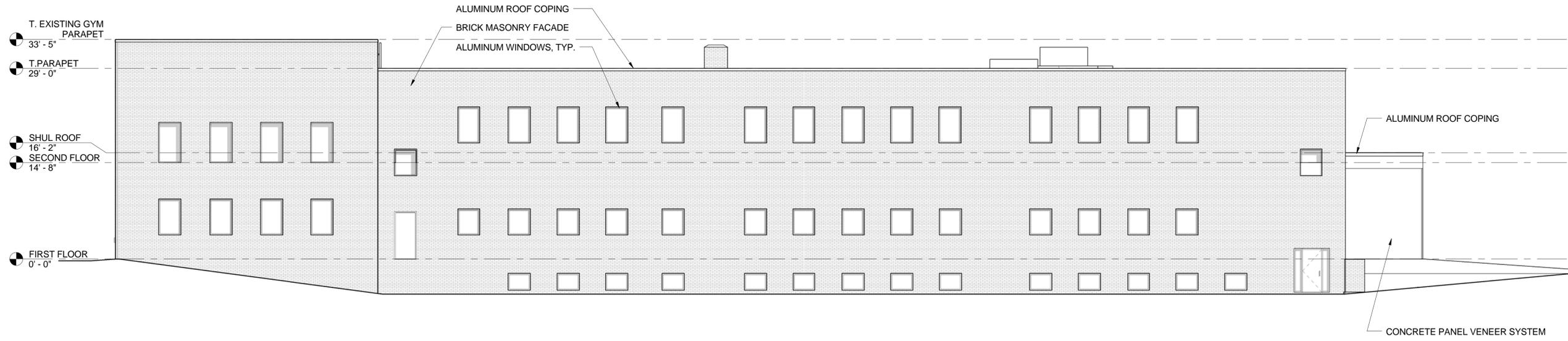
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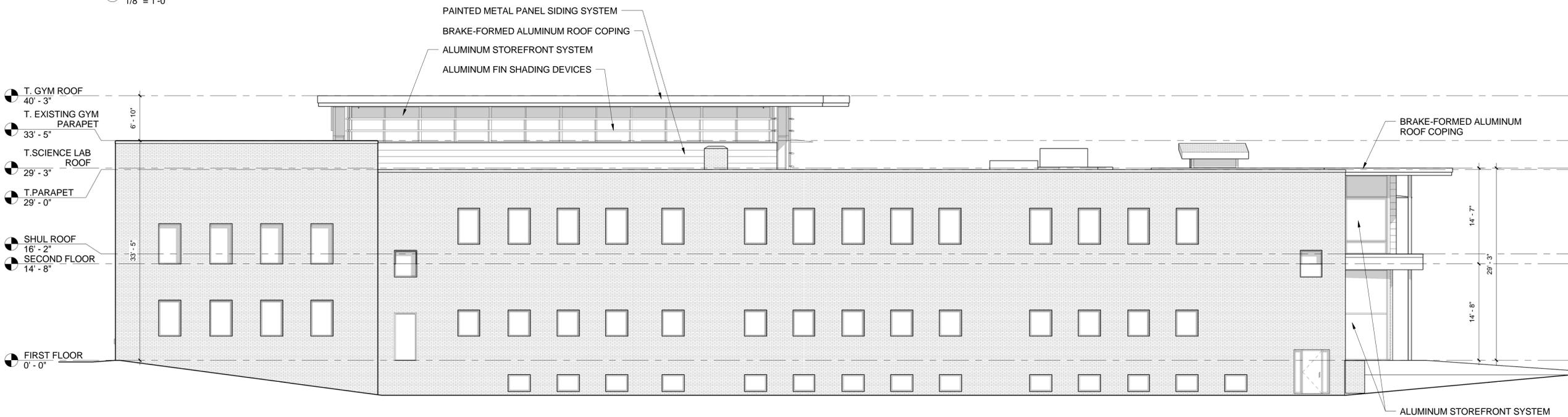
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ZONING DOCUMENTS
JUNE 24, 2015
TITLE ELEVATIONS
DRAWING A204



1 EXISTING SIDE ELEVATION  
1/8" = 1'-0"



2 SIDE 2 ELEVATION - PROPOSED  
1/8" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

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ZONING DOCUMENTS
JUNE 24, 2015
TITLE ELEVATIONS
DRAWING A205

HILLEL ACADEMY  
MAIN SCHOOL  
ADDITION

5685 BEACON STREET  
PITTSBURGH, PA

DRAWING NOTES A001

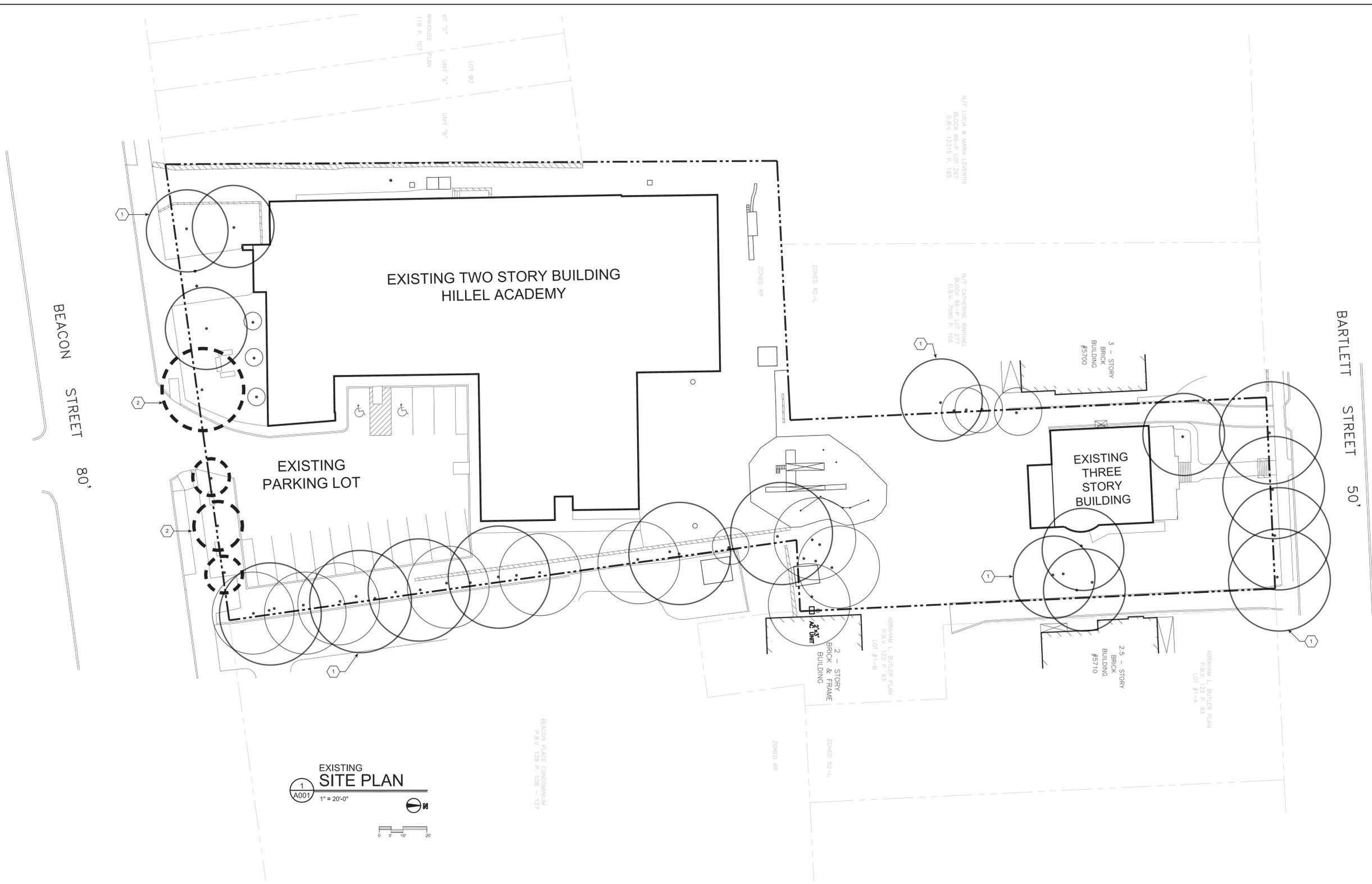
GENERAL NOTES:

A. Survey prepared by KAG Engineering, Inc.

DRAWING NOTES:

1. Existing trees to remain, typ.
2. Existing tree to be demolished, shown dashed, typ.

END OF DRAWING NOTES A001



EXISTING  
SITE PLAN  
A001  
1" = 20'-0"

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ZONING APPLICATION	
APRIL 16, 2015	
HILLEL ACADEMY	
EXISTING SITE PLAN	DRAWING A001

HILLEL ACADEMY  
MAIN SCHOOL  
ADDITION

5685 BEACON STREET  
PITTSBURGH, PA

DRAWING NOTES A002

GENERAL NOTES:

A. Survey prepared by KAG Engineering, Inc.

DRAWING NOTES:

1. Existing 6' chain link fence to remain.
2. Existing 14' chain link fence to remain.
3. Existing 6' wood stockade fence to remain.
4. Demolish wooden split rail fence, shown dashed.
5. Demolish chain link operable gate, shown dashed.
6. Existing building-mounted site lighting fixture to remain.
7. Demolish chain link dumpster enclosure, shown dashed.
8. Existing 10' chain link fence to remain.
9. Existing 3' concrete site wall to remain.
10. Existing 4' chain link fence to remain.
11. Demolish 6' chain link fence, shown dashed.
12. Building-mounted site lighting fixture to be demolished.

END OF DRAWING NOTES A002

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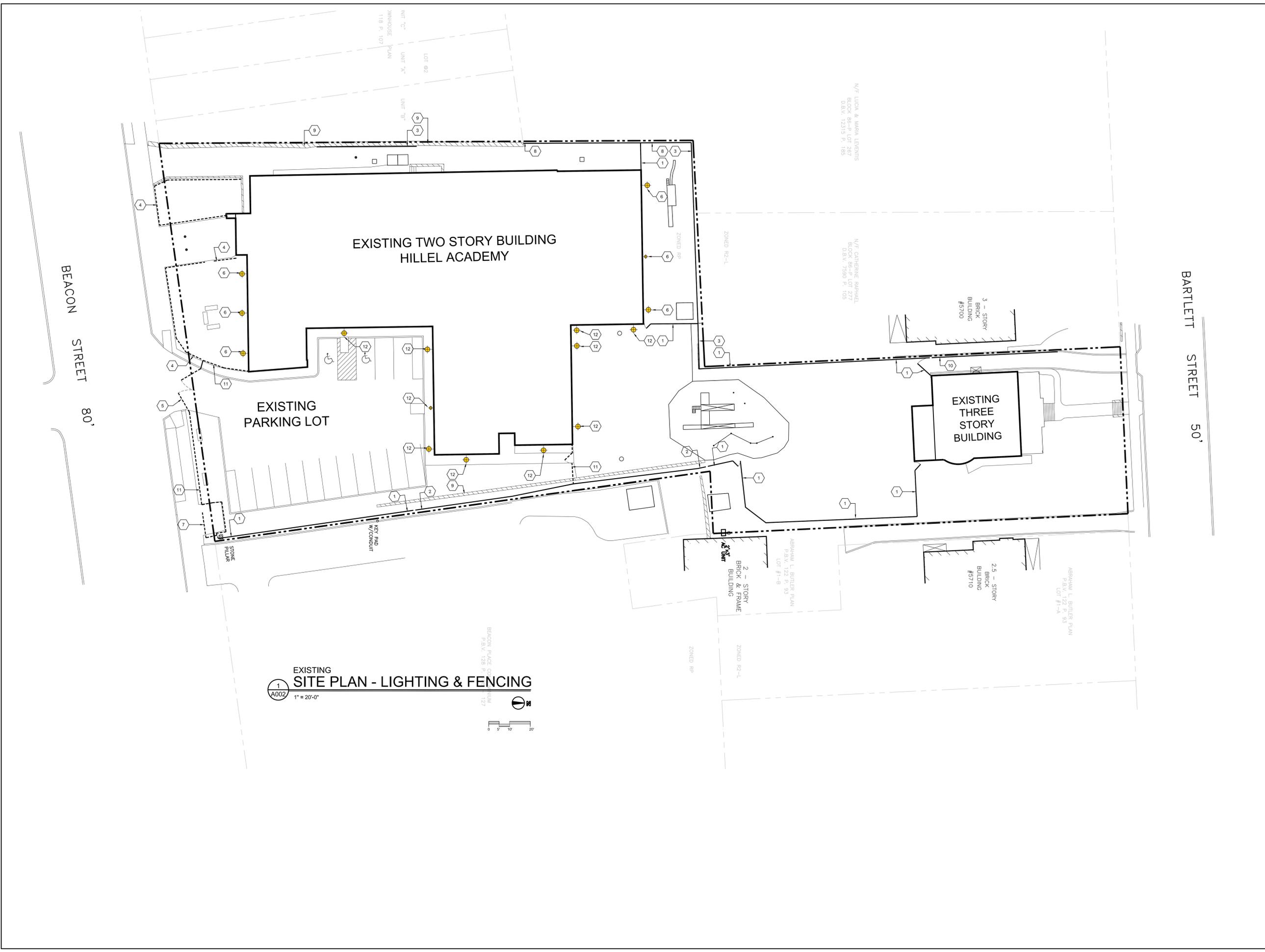
ZONING APPLICATION

APRIL 16, 2015

HILLEL ACADEMY

EXISTING  
SITE PLAN  
LIGHTING & FENCING

DRAWING  
A002



EXISTING  
SITE PLAN - LIGHTING & FENCING  
A002  
1" = 20'-0"

**HILLEL ACADEMY  
MAIN SCHOOL  
ADDITION**

5685 BEACON STREET  
PITTSBURGH, PA

**DRAWING NOTES A003**

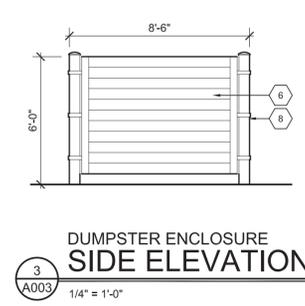
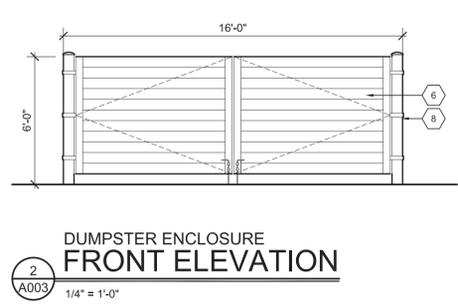
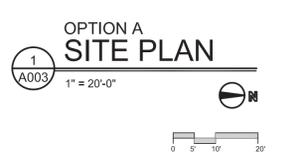
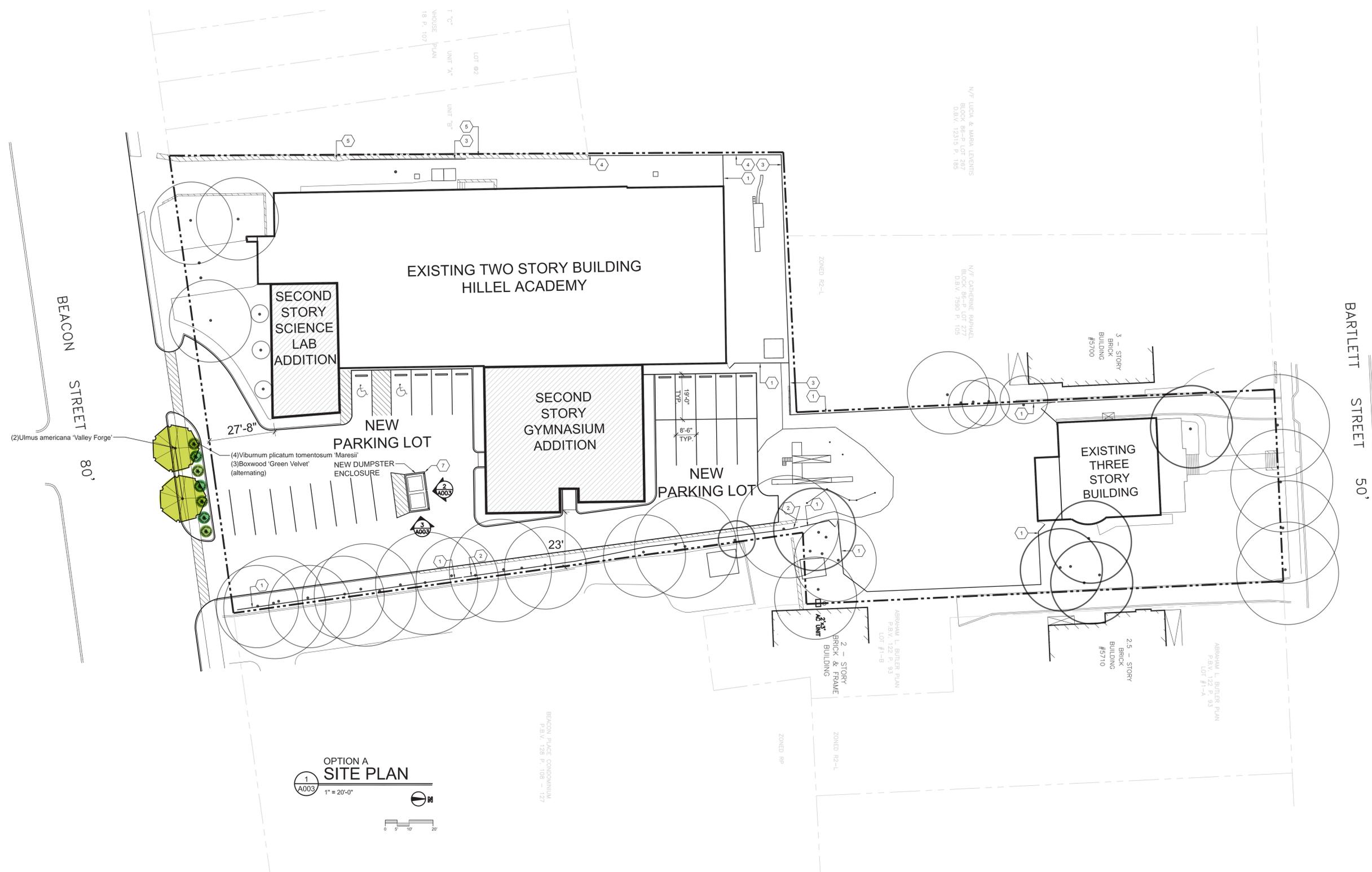
**GENERAL NOTES:**

A. Survey prepared by KAG Engineering, Inc.

**DRAWING NOTES:**

1. Existing 6' chain link fence.
2. Existing 14" chain link fence.
3. Existing 6" wood stockade fence.
4. Existing 10' chain link fence.
5. Existing 3' concrete site wall.
6. Corrugated siding to match new addition.
7. New dumpster enclosure.
8. Galvanized steel corner post.

END OF DRAWING NOTES A003



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ZONING APPLICATION	
APRIL 16, 2015	
HILLEL ACADEMY	
PROPOSED SITE PLAN	DRAWING A003

HILLEL ACADEMY  
MAIN SCHOOL  
ADDITION

5685 BEACON STREET  
PITTSBURGH, PA

DRAWING NOTES A004

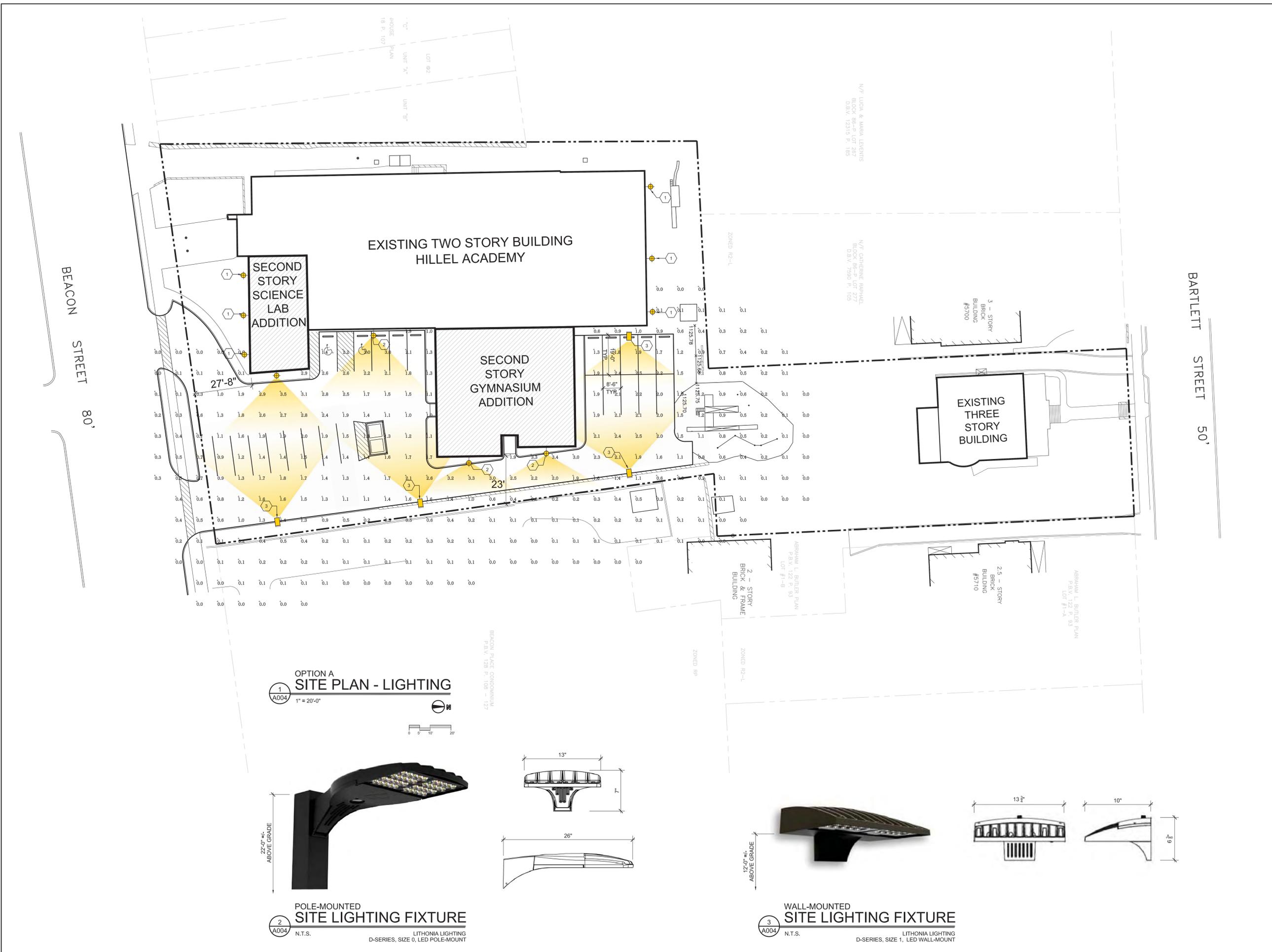
GENERAL NOTES:

A. Survey prepared by KAG Engineering, Inc.

DRAWING NOTES:

- Existing building-mounted site lighting fixture.
- New building-mounted site lighting fixture.
- New pole-mounted site lighting fixture.

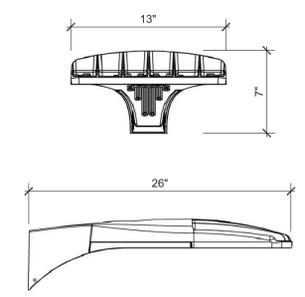
END OF DRAWING NOTES A004



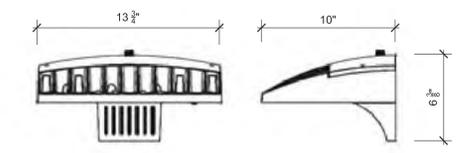
OPTION A  
SITE PLAN - LIGHTING  
1  
A004  
1" = 20'-0"



2  
A004  
POLE-MOUNTED  
SITE LIGHTING FIXTURE  
N.T.S. LITHONIA LIGHTING  
D-SERIES, SIZE 0, LED POLE-MOUNT



3  
A004  
WALL-MOUNTED  
SITE LIGHTING FIXTURE  
N.T.S. LITHONIA LIGHTING  
D-SERIES, SIZE 1, LED WALL-MOUNT



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ZONING APPLICATION

APRIL 16, 2015

HILLEL ACADEMY

PROPOSED SITE PLAN - LIGHTING	DRAWING A004
-------------------------------------	-----------------

HILLEL ACADEMY  
MAIN SCHOOL  
ADDITION

5685 BEACON STREET  
PITTSBURGH, PA



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ZONING APPLICATION

APRIL 16, 2015

HILLEL ACADEMY

VIEW FROM  
BEACON ST

DRAWING  
A 005

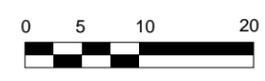
1  
A005 VIEW FROM BEACON STREET

# Hillel Academy of Pittsburgh EXISTING



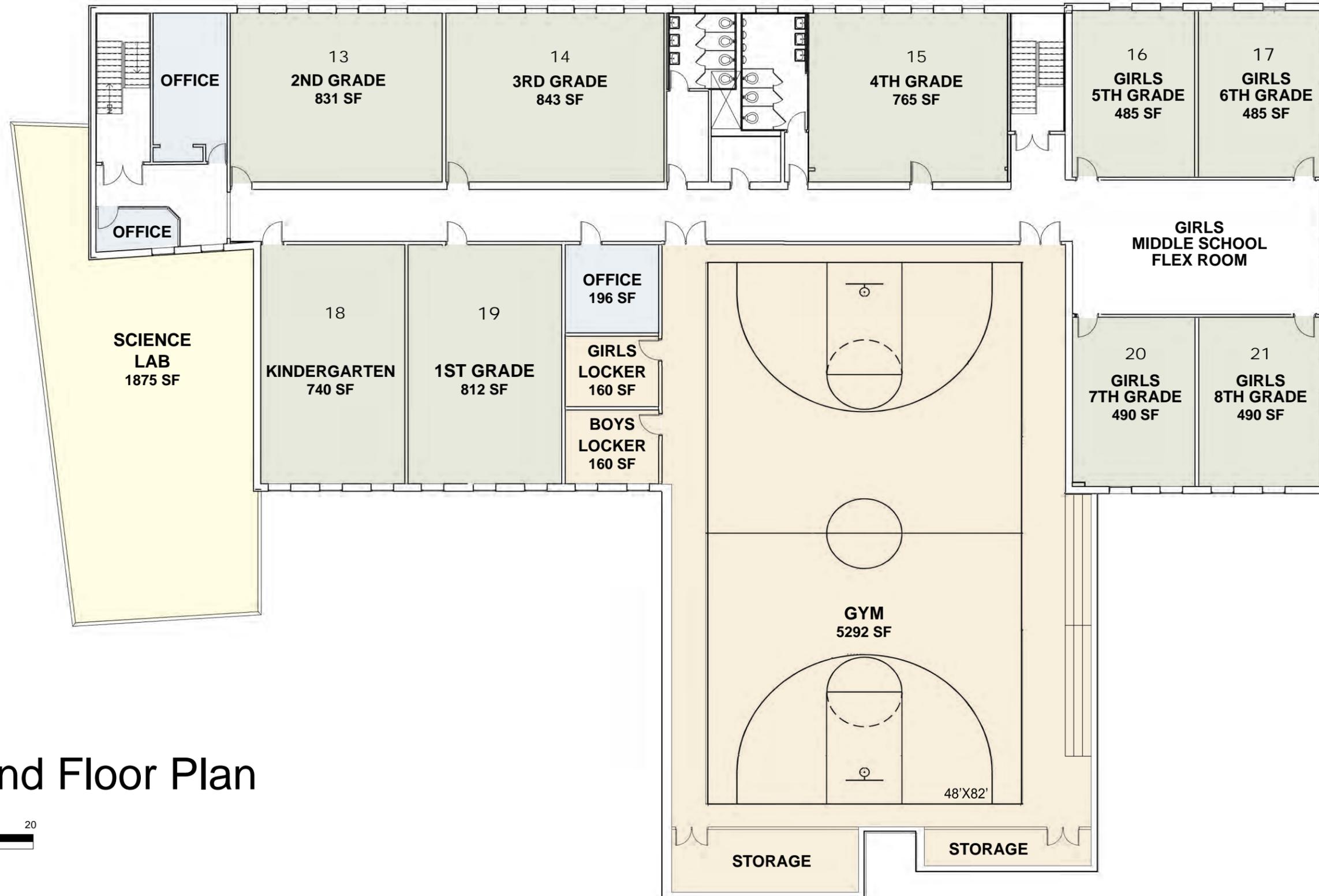
- LEGEND:**
- Classrooms
  - Administration
  - Gym
  - Science Lab

## Second Floor Plan



07-03-2014

# Hillel Academy of Pittsburgh PROPOSED



- LEGEND:**
- Classrooms
  - Administration
  - Gym
  - Science Lab

## Second Floor Plan



07-03-2014



**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:		Phone Number: (     )	
Address:	City:	State:	Zip Code:
2. Applicant/Company Name:		Phone Number: (     )	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name:			
4. Development Location:			
5. Development Address:			
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)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date:     /     /	Occupancy Date:     /     /	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):	
10. Select the Type of Work:	
<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior
<input type="checkbox"/> New Construction,	<input type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use
11. Describe the Development:	
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input type="checkbox"/> NO	
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )	



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**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

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure				
Proposed Addition/Extension				

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


**16. Number of Dwelling Units:**  
 Existing to Remain: \_\_\_\_\_ Proposed: \_\_\_\_\_

**17. Lot Area:** \_\_\_\_\_ sq ft

**18. On Site Parking:**  N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')		
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



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

**Office of the Zoning Administrator**

**200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219**

**DEVELOPMENT REVIEW APPLICATION**

**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: \_\_\_\_\_



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

**Office of the Zoning Administrator**

**200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219**

**Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9**

**Residential Uses**

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

**Non-Residential Uses**

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION**

**Department of City Planning**

200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219  
(412) 255-2200  
[pittsburghpa.gov/dcp/](http://pittsburghpa.gov/dcp/)

**Department of City Planning  
Zoning Office Counter**

200 Ross Street, Third Floor  
Pittsburgh, PA 15219  
(412) 255-2246  
[pittsburghpa.gov/dcp/zoning/](http://pittsburghpa.gov/dcp/zoning/)

**City Zoning Code**

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety  
Bureau of Building Inspection (BBI)**

200 Ross Street, Third Floor  
Pittsburgh, PA 15219  
(412) 255-2175  
[www.city.pittsburgh.pa.us/bbi/](http://www.city.pittsburgh.pa.us/bbi/)

**Department of Public Works (DPW)  
Bureau of Engineering and Construction**

City-County Building, Room 301  
441 Grant Street  
Pittsburgh, PA 15219  
(412) 255-2883  
[www.city.pittsburgh.pa.us/pw/html/permits\\_info.html](http://www.city.pittsburgh.pa.us/pw/html/permits_info.html)

**Department of Public Works (DPW)  
Public Space Management  
Permit Office**

611 Second Avenue  
Pittsburgh, PA 15219  
(412) 255-2370  
[www.city.pittsburgh.pa.us/pw/html/permits\\_info.html](http://www.city.pittsburgh.pa.us/pw/html/permits_info.html)

**Pittsburgh Water and Sewer Authority (PWSA)**

Penn-Liberty Plaza I  
1200 Penn Avenue  
Pittsburgh, PA 15222  
Permits (412) 255-2443; Engineering (412) 255-8987  
[www.pgh2o.com](http://www.pgh2o.com)  
*Refer to the PWSA Procedures Manual for Developers.*

**Allegheny County Health Department (ACHD)**

Plumbing Division  
3901 Penn Avenue, Building #5  
Pittsburgh, PA 15224  
(412) 578-8036  
[www.achd.net/plumbing/index.html](http://www.achd.net/plumbing/index.html)

**Allegheny County Health Department (ACHD)**

Food Safety Program  
3901 Penn Avenue, Building #1  
Pittsburgh, PA 15224  
(412) 578-8044  
[www.achd.net/food/foodstart.html](http://www.achd.net/food/foodstart.html)

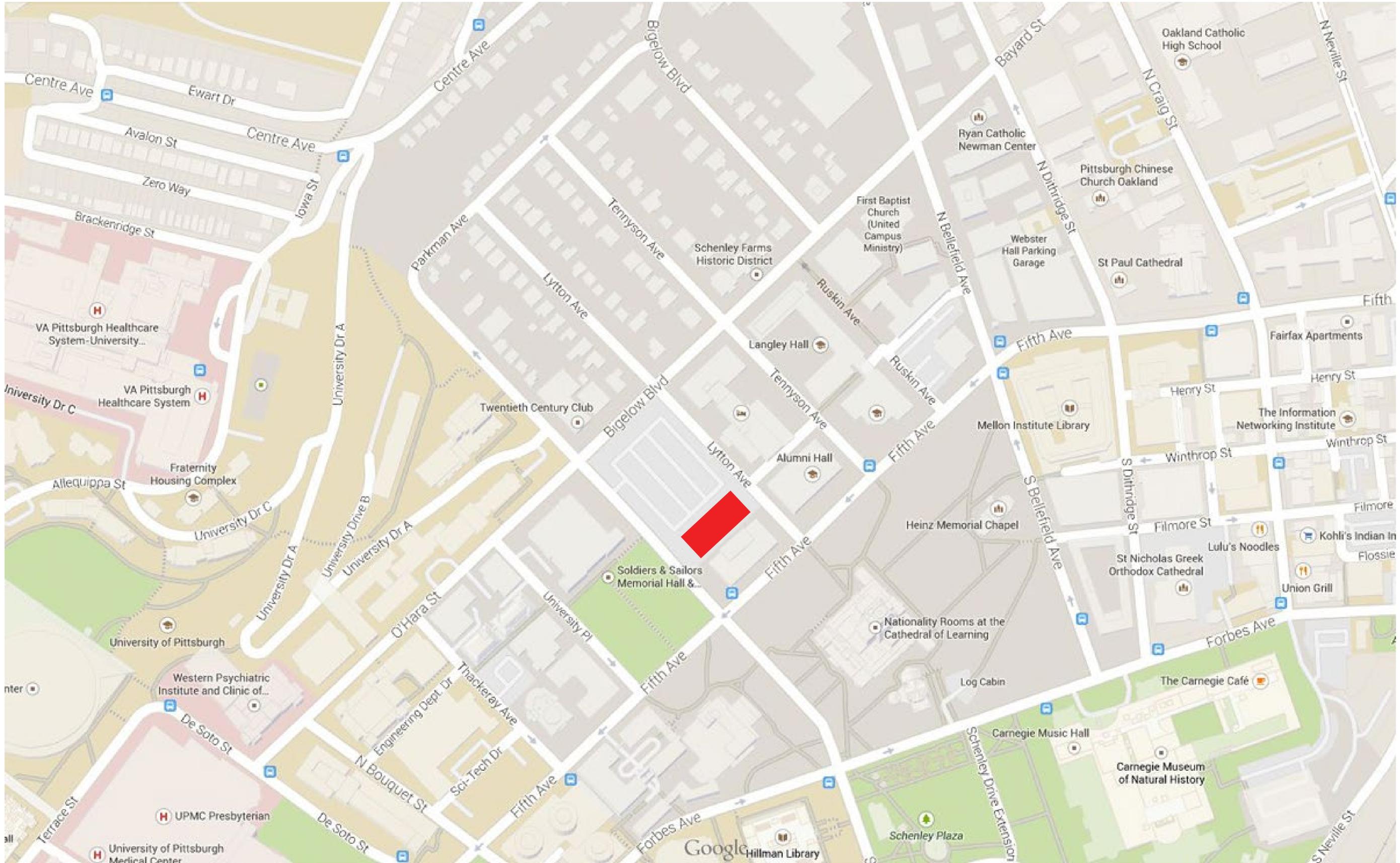
**Allegheny County Health Department (ACHD)**

Housing and Community Environment  
3190 Sassafras Way  
Pittsburgh, PA 15201  
(412) 350-4046  
[www.achd.net/housing/commenvironstart.html](http://www.achd.net/housing/commenvironstart.html)

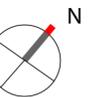


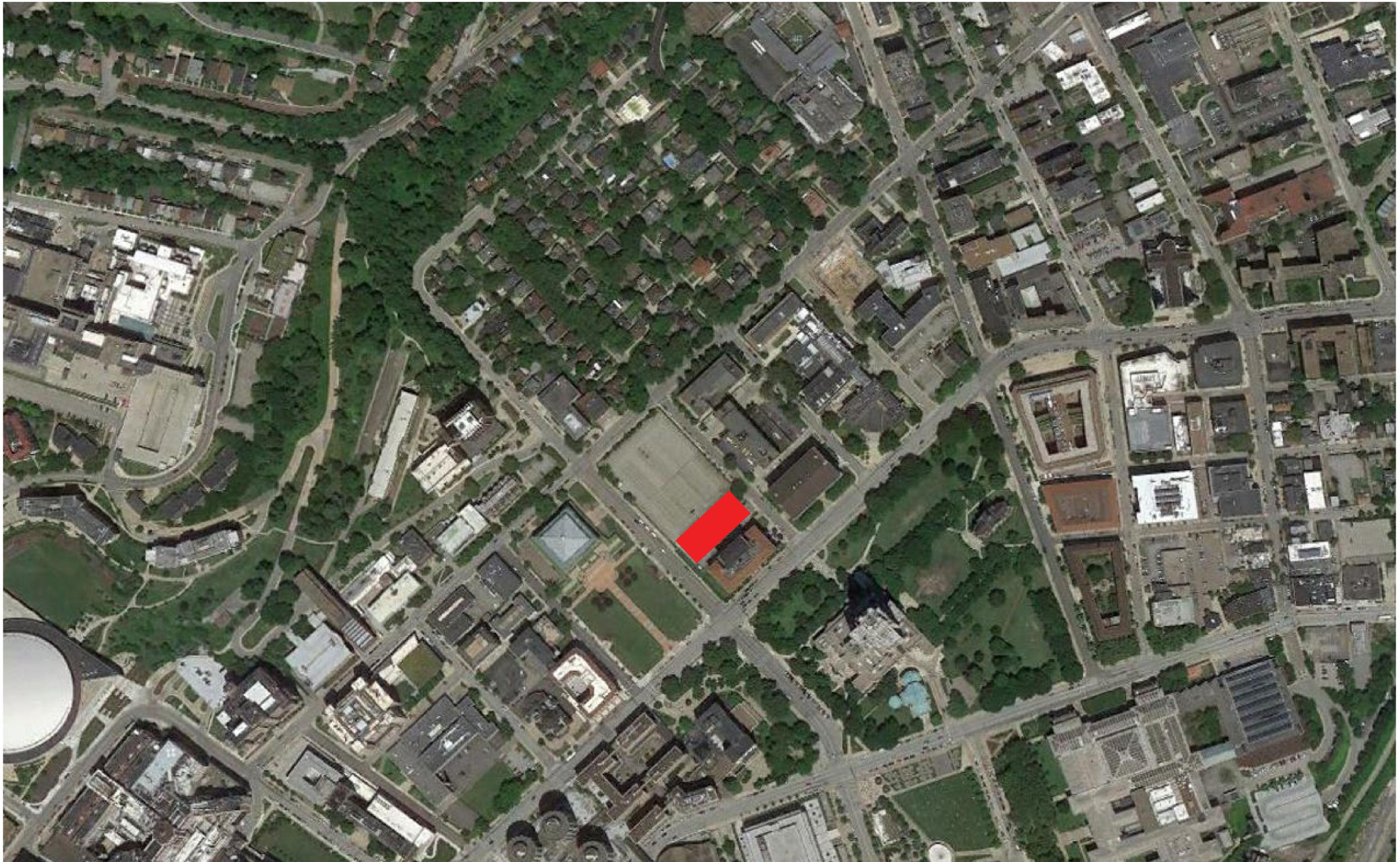
# OFAHA – Proposed Hotel- Pittsburgh, PA

Planning Commision Submission  
Jun 23, 2015

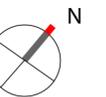


Site Map



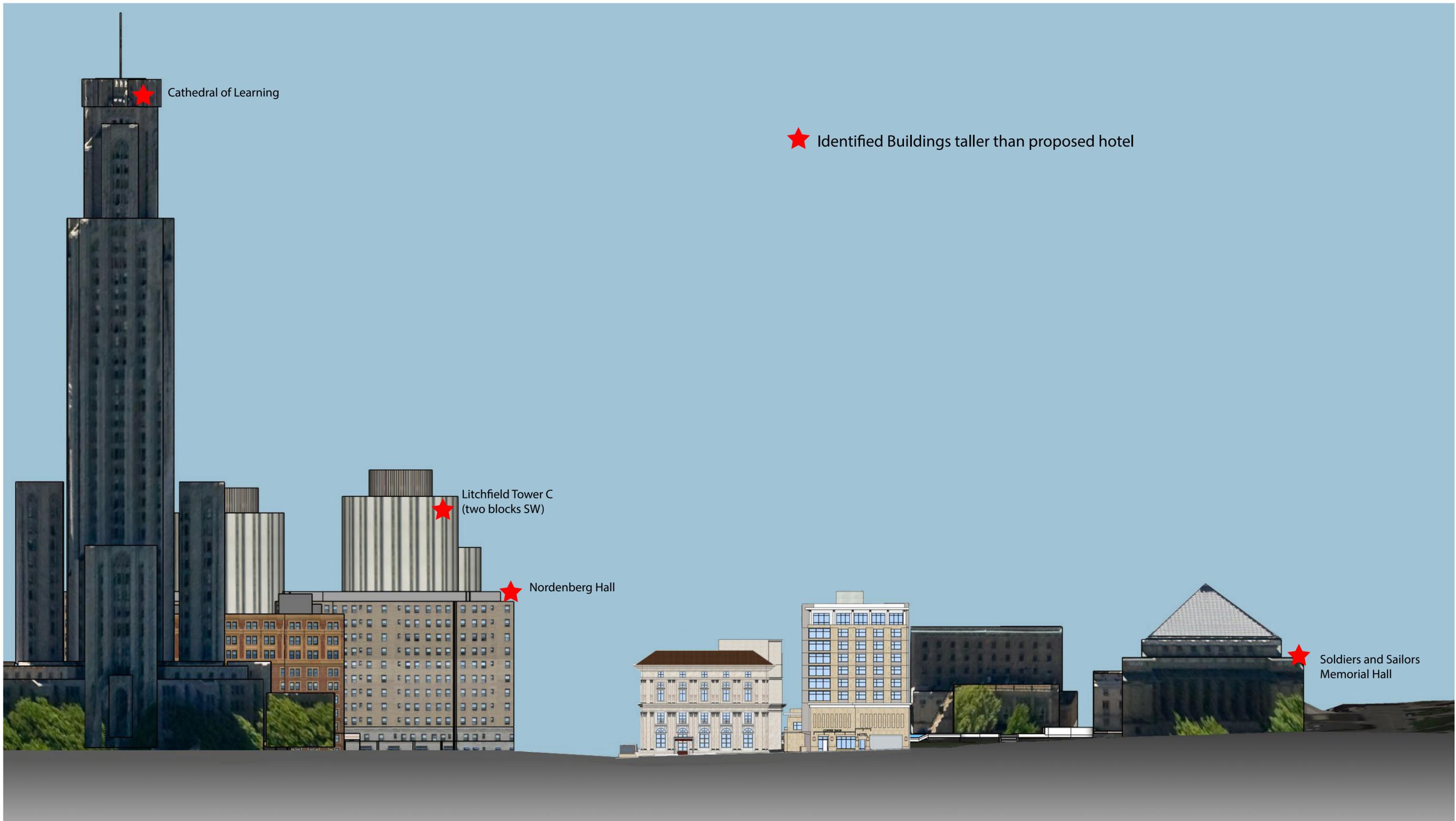


Site Aerial





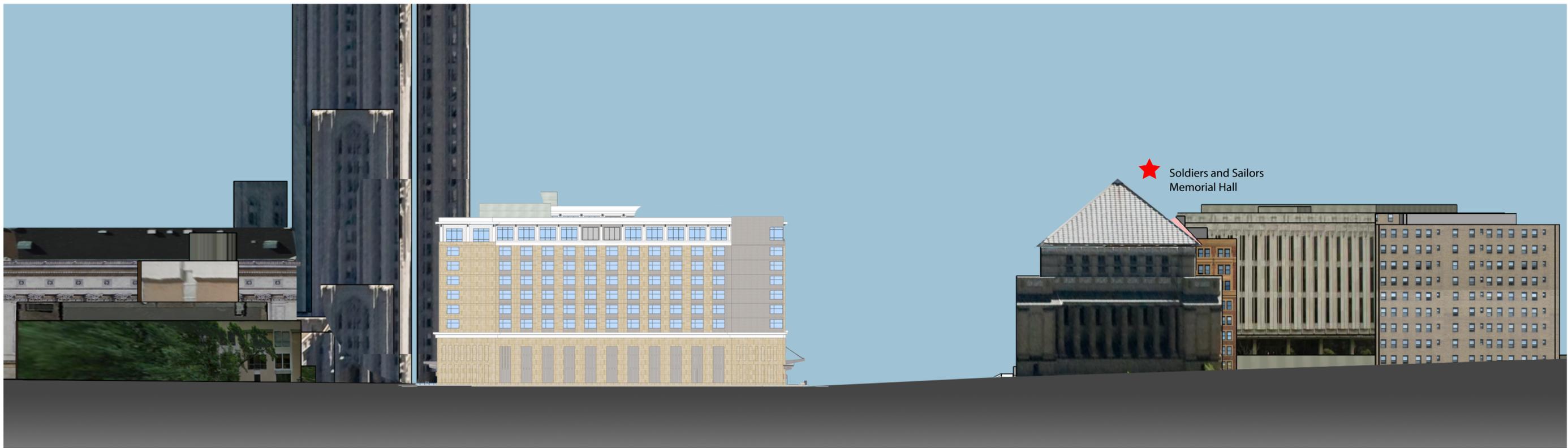
Site View



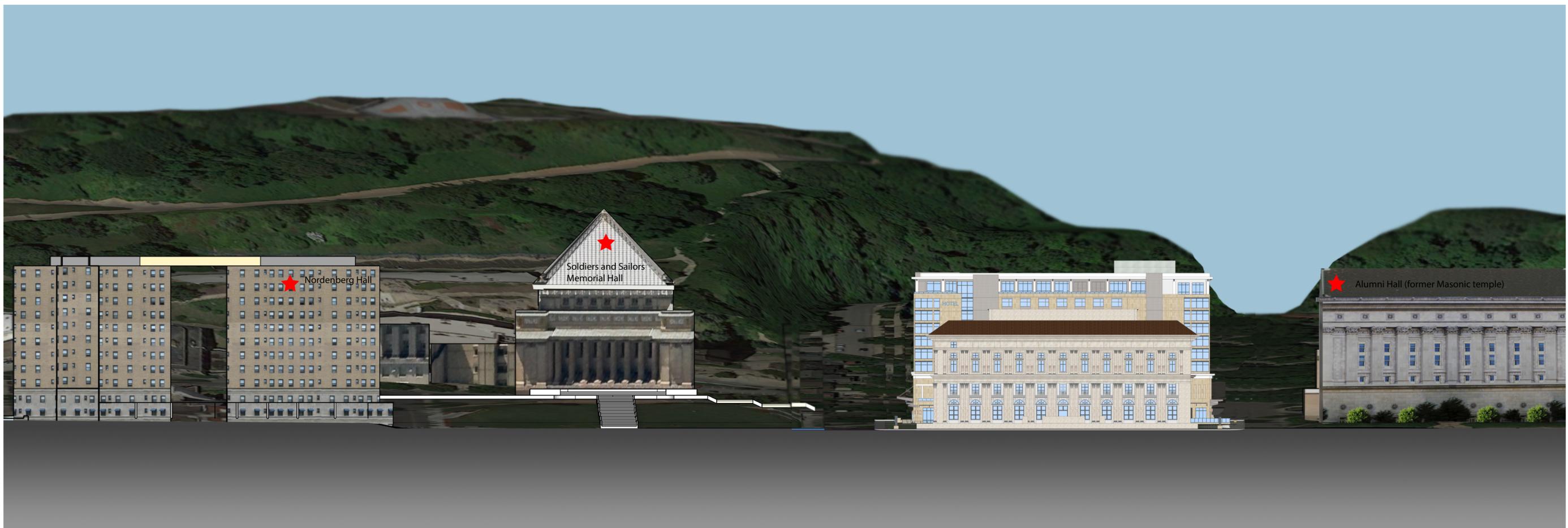
Context Elevation Diagram Looking West



Context Elevation Looking East



Context Elevation Looking South



Context Elevation Looking North



Bigelow Blvd towards Fifth St.



Lytton St. Towards Fifth



Restaurant View



Coffee Shop View



Sidewalk view of Restaurant on Bigelow Blvd.



Aerial view of Restaurant on Bigelow Blvd.



Sidewalk view of Coffee House on Lytton Ave.



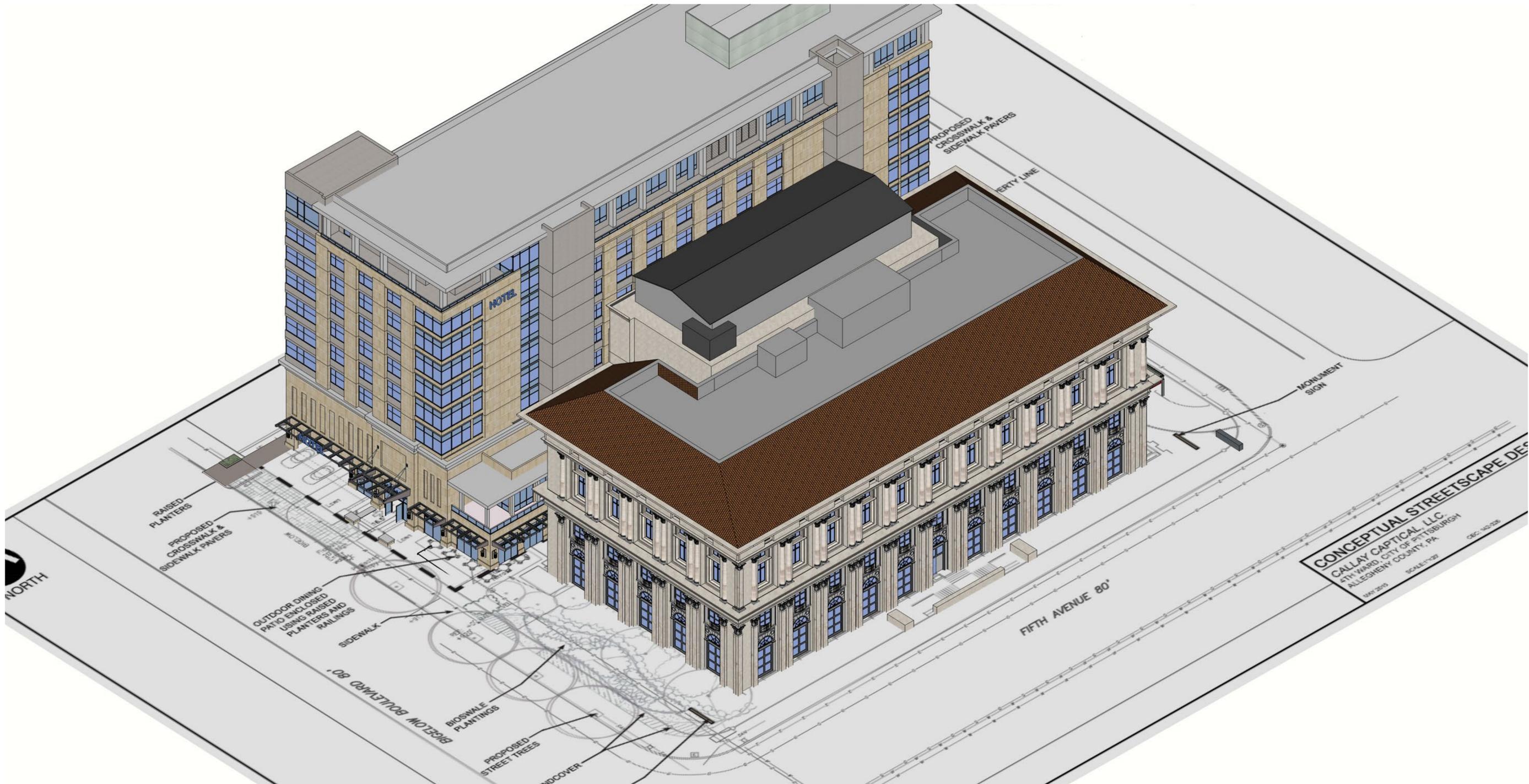
Aerial view of Coffee House on Lytton Ave.



Dimensioned Sidewalk on Bigelow Blvd.



Dimensioned Sidewalk on Lytton Ave.



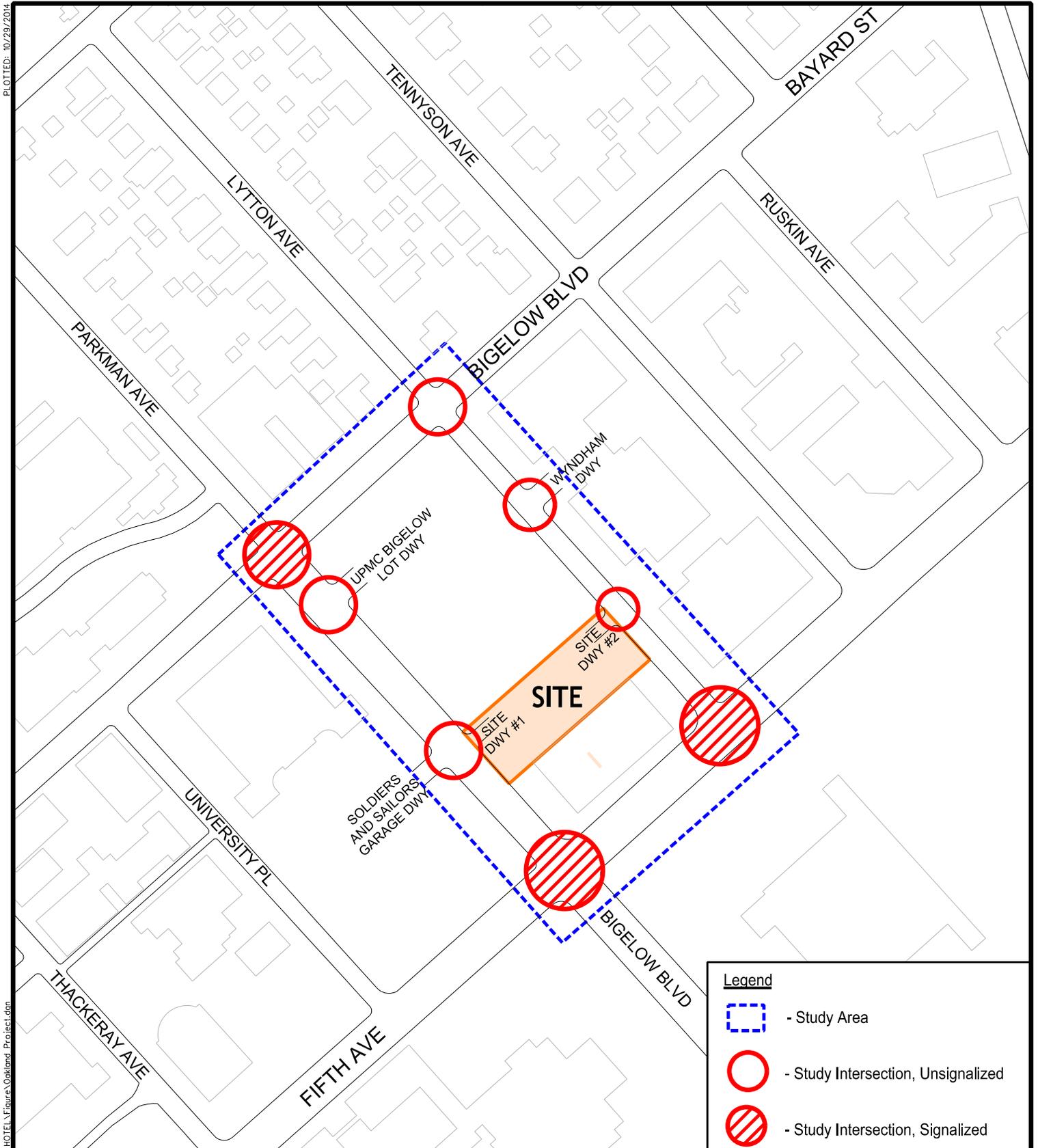
**TABLE 1  
PARKING DEMAND SUMMARY  
Oakland Fifth Avenue Hotel Traffic and Parking Study  
City of Pittsburgh, Allegheny County, Pennsylvania**

Development Component	Size	Automobile Parking Demand: City of Pittsburgh Zoning Code <sup>(1)</sup>			Bicycle Parking Demand: City of Pittsburgh Zoning Code <sup>(1)</sup>				Total Number of Automobile Parking Spaces Required with Maximum Bicycle Reductions <sup>(6)</sup>
		Minimum Requirements without Bicycle Reductions			Required Minimum Bicycle Parking <sup>(2)</sup>		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces <sup>(3)</sup>		
		Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Required Number of Reserved Spaces for Persons with Disabilities <sup>(4)</sup>	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction <sup>(5)</sup>	
<b>PROPOSED HOTEL DEVELOPMENT</b>									
Hotel	168 Rooms	0.62 spaces per room	104	5	1 per every 20 employees	2	30% of required number automobile spaces, not including spaces reserved for persons with disabilities	30	74
Restaurant	3,350 S.F.	1 per 125 s.f. above first 2,400 s.f.	2	1	0 space between 0 to 6,000 s.f.	0		0	2
Coffee Shop	860 S.F.	1 per 75 s.f.	11	1	0 space between 0 to 6,000 s.f.	0		3	8
<b>TOTAL</b>	--	--	<b>117</b>	<b>7</b>	--	<b>2</b>	--	<b>33</b>	<b>84</b>

- (1) Based on the City of Pittsburgh Urban Zoning Code, Chapter 914: Parking Loading and Access. Parking spaces determined based on results of the parking Demand Study.
- (2) Bicycle parking requirements are detailed in Section 914.05D of the City of Pittsburgh Urban Zoning Code.
- (3) Section 914.05E of the City of Pittsburgh Urban Zoning Code indicates that the reduction in the number of automobile parking spaces shall be reduced by no more than one (1) space for each Bicycle Parking Space (minimum reduction), but by no more than thirty (30) percent of the total required spaces (maximum reduction), not including spaces reserved for persons with disabilities.
- (4) Parking spaces reserved for persons with disabilities shall be counted toward fulfilling overall off-street parking standards. The number of spaces reserved for persons with disabilities is detailed in Section 914.06.A of the City of Pittsburgh Urban Zoning Code. At least one (1) of these spaces must be van accessible.
- (5) Maximum bicycle reduction for the hotel per the City Zoning Code = (104 spaces - 5 handicapped spaces) x 0.30 = 30 spaces
- (6) Total number of automobile spaces required with maximum bicycle reductions = (117 total spaces - 33 bicycle spaces) = 84 spaces. It should be noted that of the 84 spaces, 7 spaces must be reserved for persons with disabilities.

Source: Analysis by Trans Associates.

PLOTTED: 10/29/2014



**Legend**

-  - Study Area
-  - Study Intersection, Unsignalized
-  - Study Intersection, Signalized

SCALE: N.T.S.



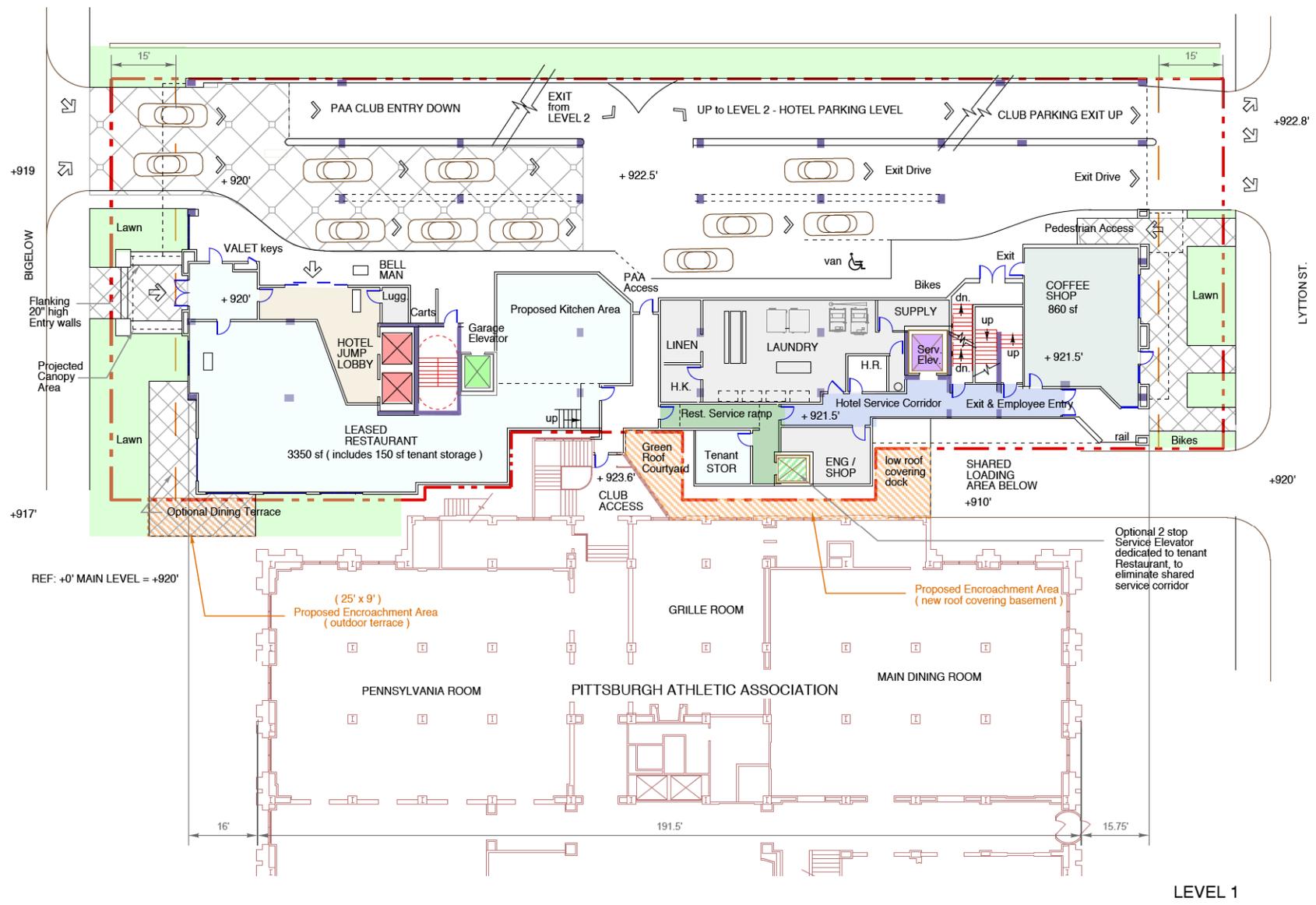

Transportation Solutions for Today and Tomorrow  
 Twin Towers Suite 400 / 4955 Steubenville Pike  
 Pittsburgh, Pennsylvania 15205 / (412) 490-0630

PROJECT NO.	OFAHA00 - 14198
PROJECT:	Oakland Fifth Avenue Hotel Traffic and Parking Study
TITLE:	Site Location Study Intersections

FIGURE	5
D.B.	TMW
C.B.	CAJ
REV.	

FILE NAME: P:\ofaha00\14198 - PAA HOTEL\Figure\Oakland Project.com

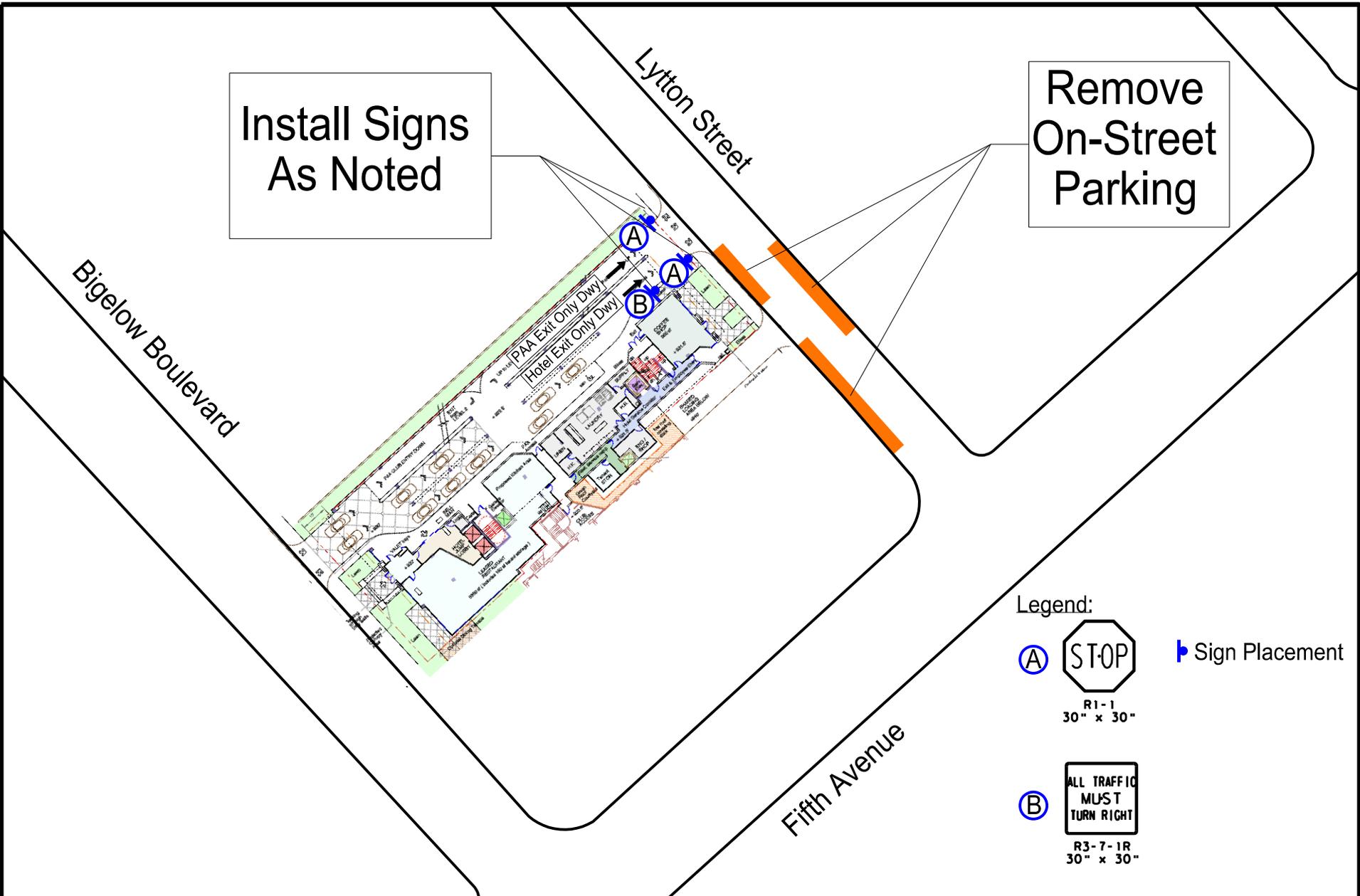
PLOTTED: 6/23/2015



 SCALE: N.T.S.	 Transportation Solutions for Today and Tomorrow Twin Towers Suite 400 / 4955 Steubenville Pike Pittsburgh, Pennsylvania 15205 / (412) 490-0630	PROJECT NO. OFAHA00 - 14198	FIGURE
		PROJECT: Oakland Fifth Avenue Hotel Traffic and Parking Study	2
		TITLE: Site Plan	D.B. <u>MDS</u> C.B. <u>CAJ</u> REV. _____

FILE NAME: P:\projects\0014198 - PAA HOTEL\Figures\site\_plan.dgn

FILE NAME: P:\projects\0014198 - PAA HOTEL\Figure\site\_plan.dgn  
 PLOTTED: 6/23/2015



SCALE: N.T.S.



Transportation Solutions for Today and Tomorrow  
 Twin Towers Suite 400 / 4955 Steubenville Pike  
 Pittsburgh, Pennsylvania 15205 / (412) 490-0630

PROJECT NO.	OFAHA00 - 14198
PROJECT:	Oakland Fifth Avenue Hotel Traffic and Parking Study
TITLE:	Recommended Improvements

FIGURE	3
D.B.	MDS
C.B.	CAJ
REV.	



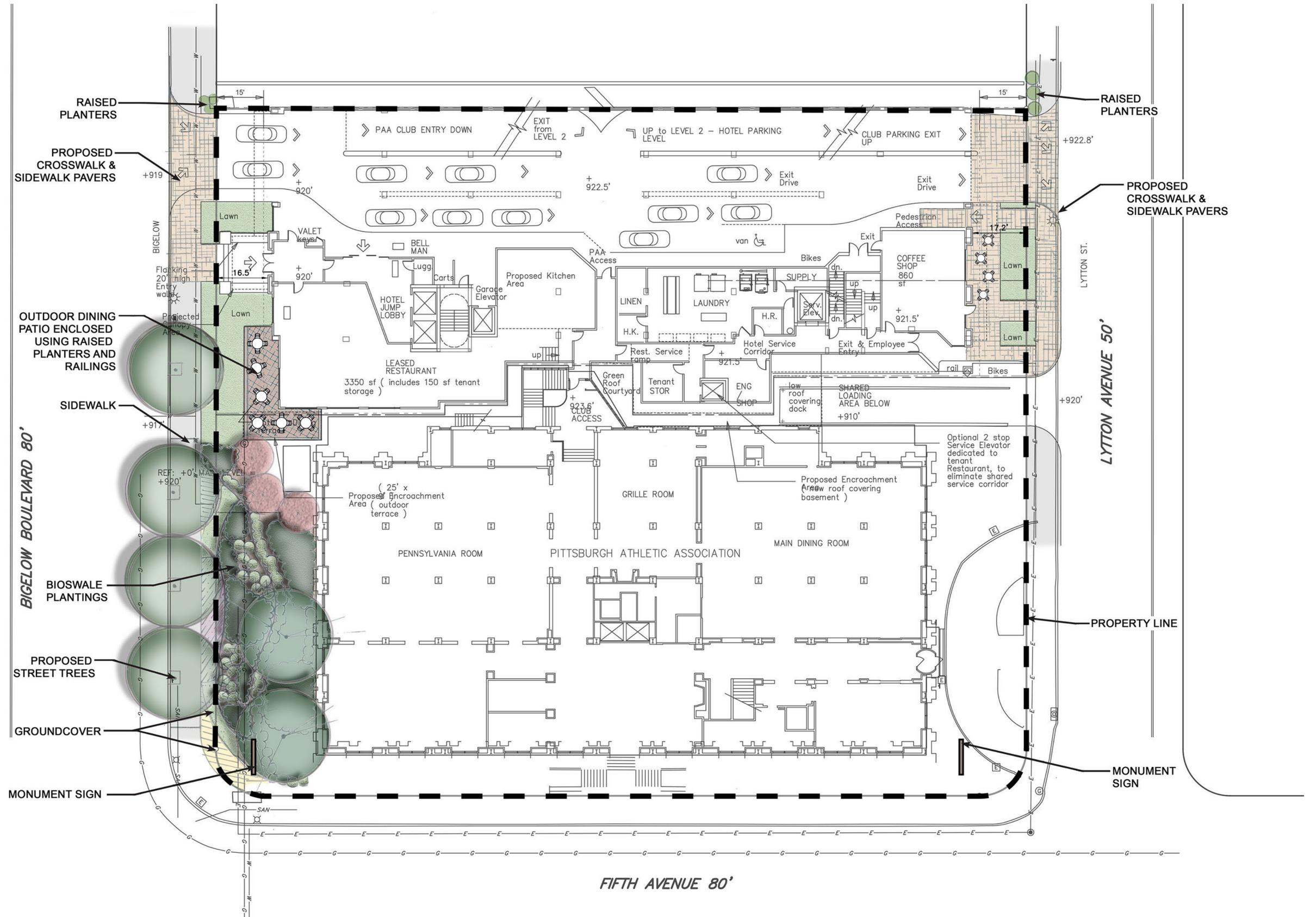
Bigelow Blvd. Perspective



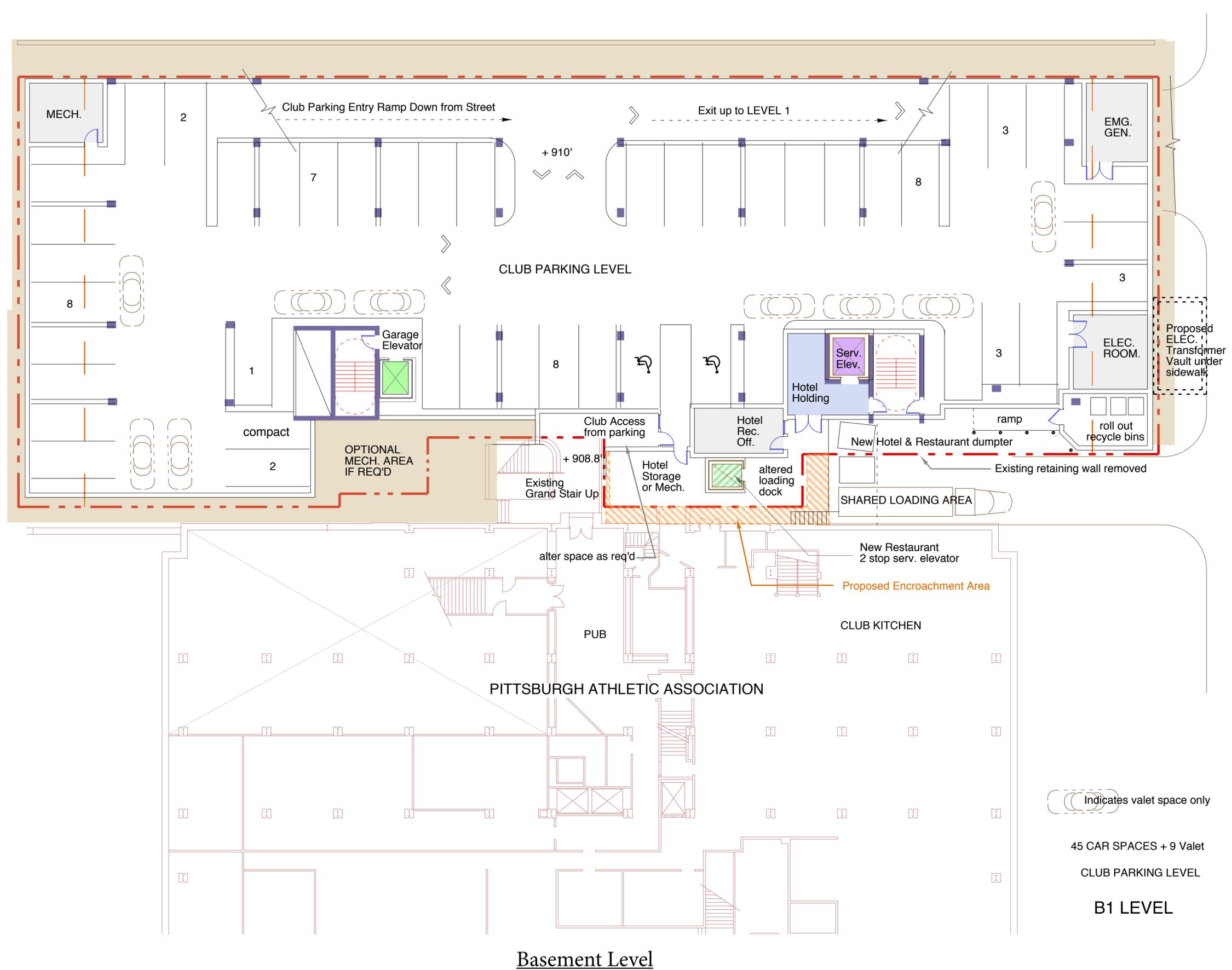
Lytton St. Perspective

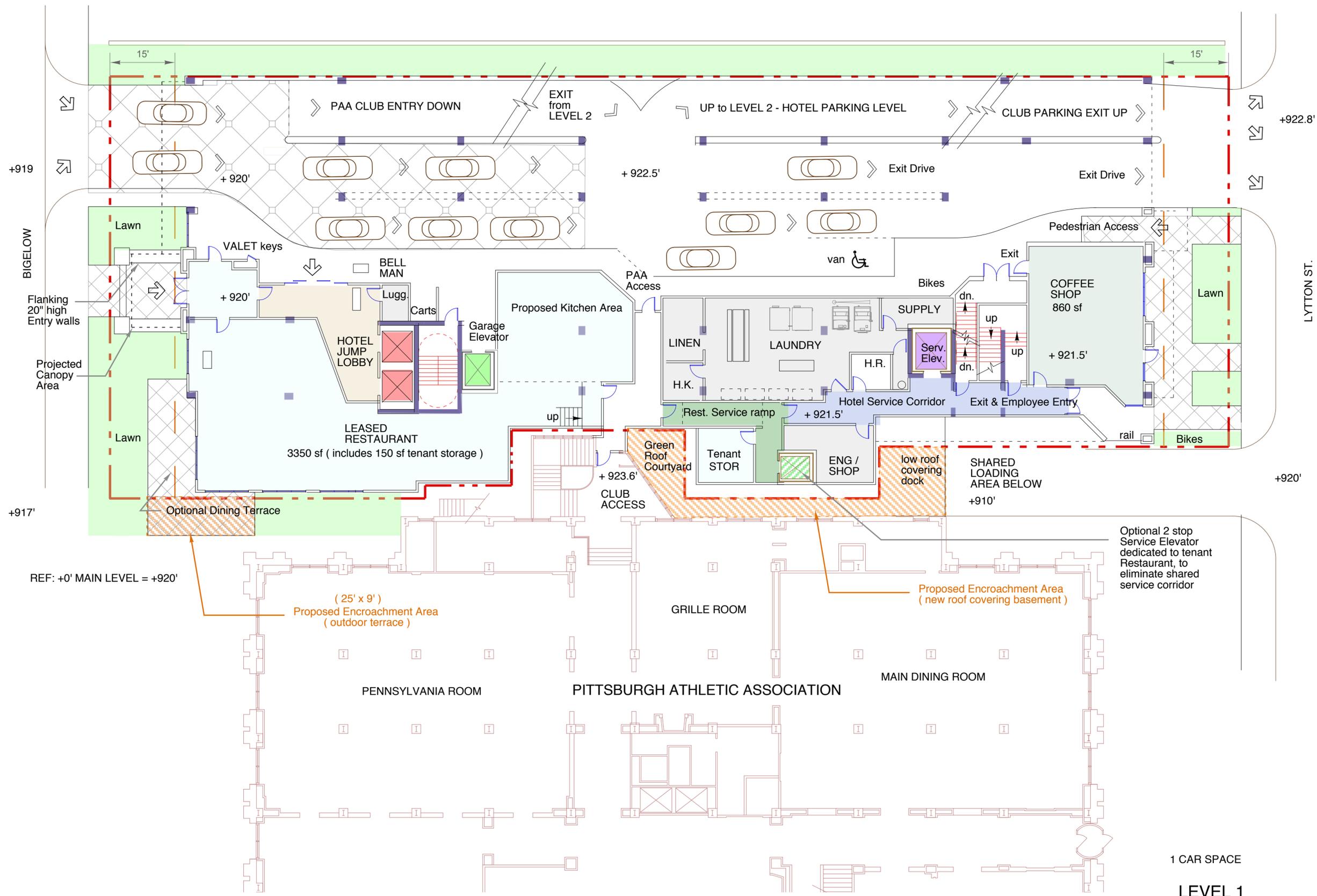


NORTH



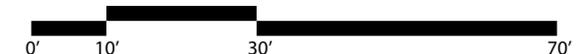
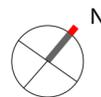
Conceptual Streetscape Design

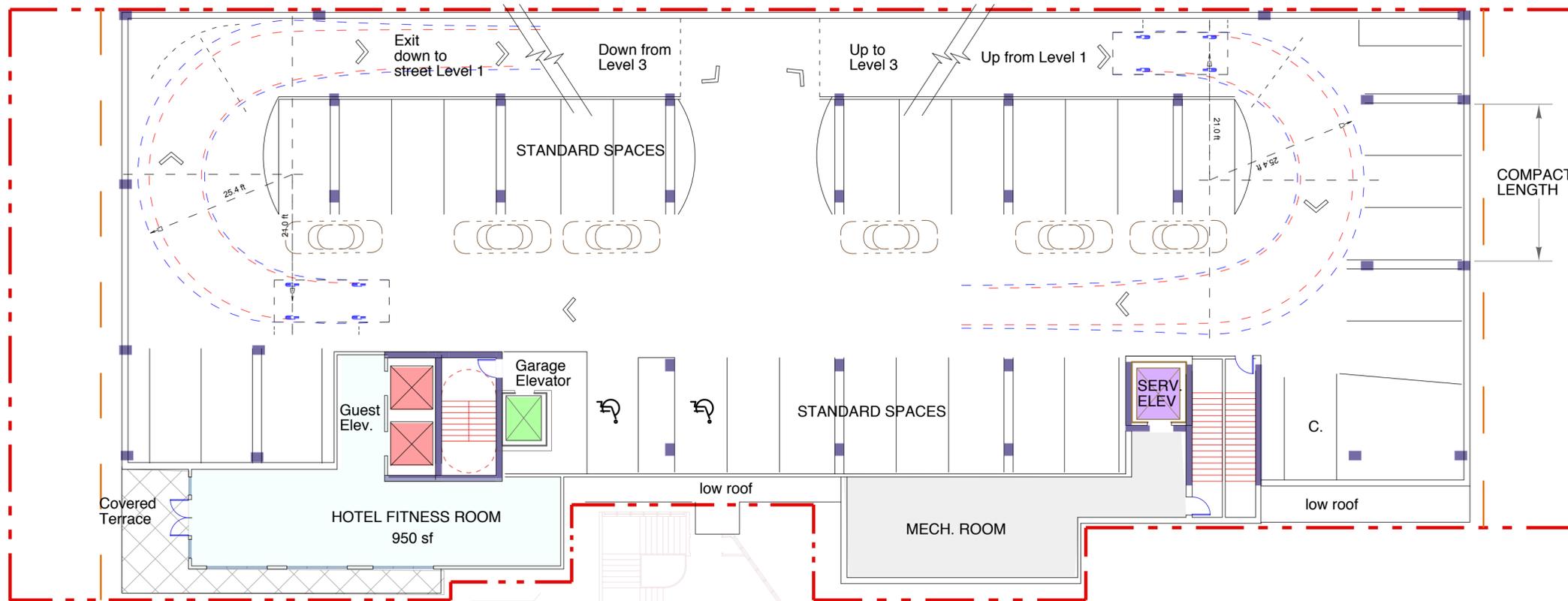




Level 1

1 CAR SPACE  
LEVEL 1

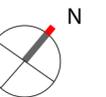


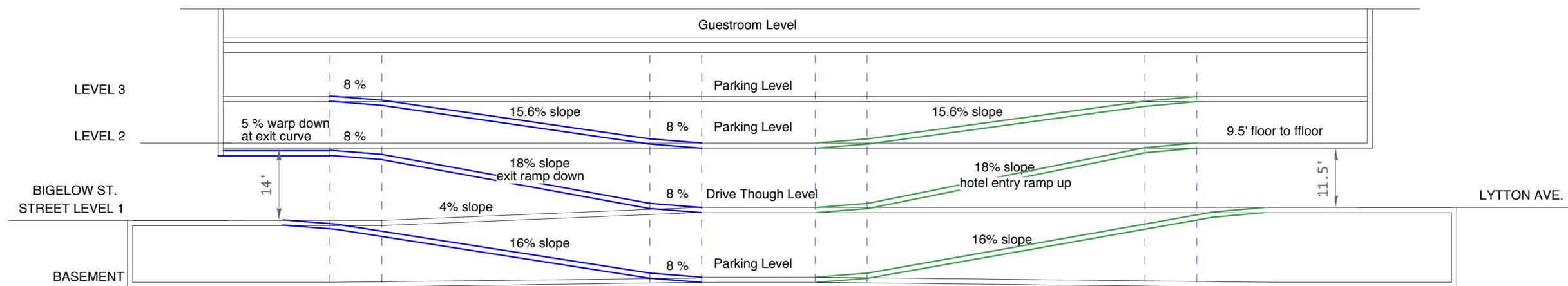
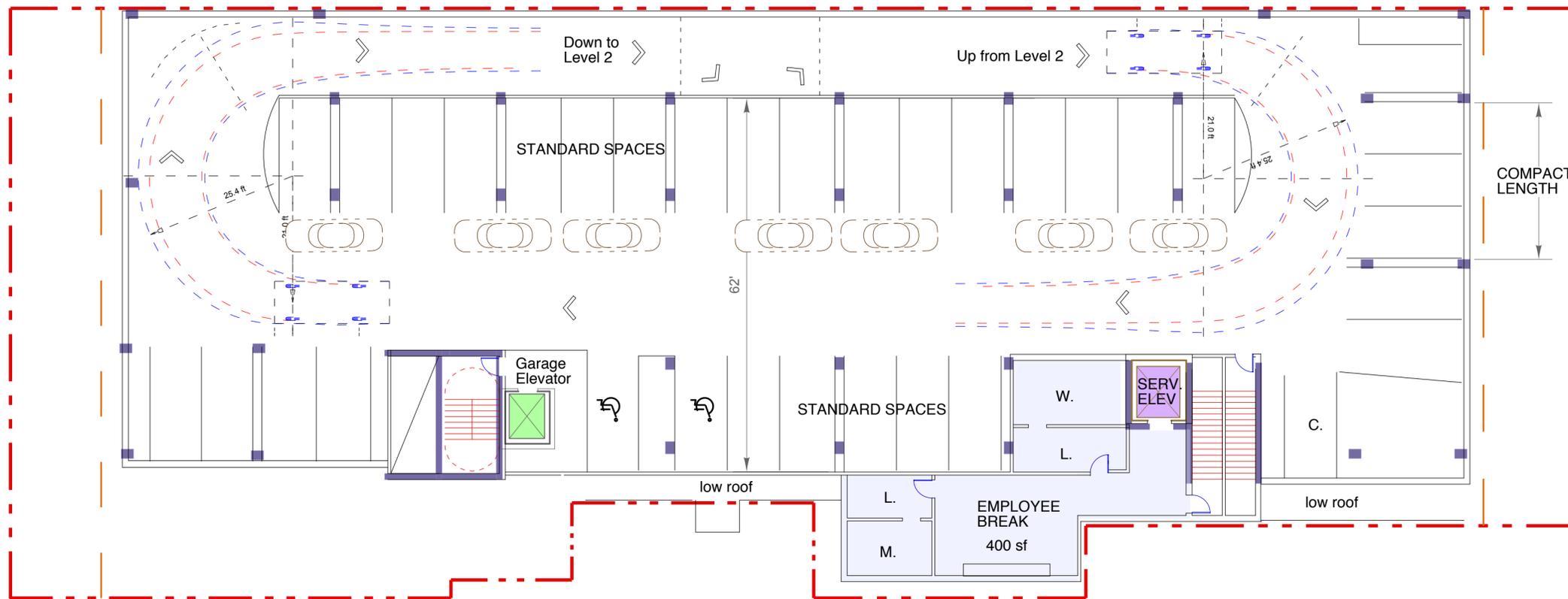


Ramps 13' wide - typical  
 Indicates valet space only  
 33 CAR SPACES  
 + 6 valet

LEVEL 2

Level 2

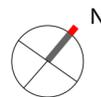


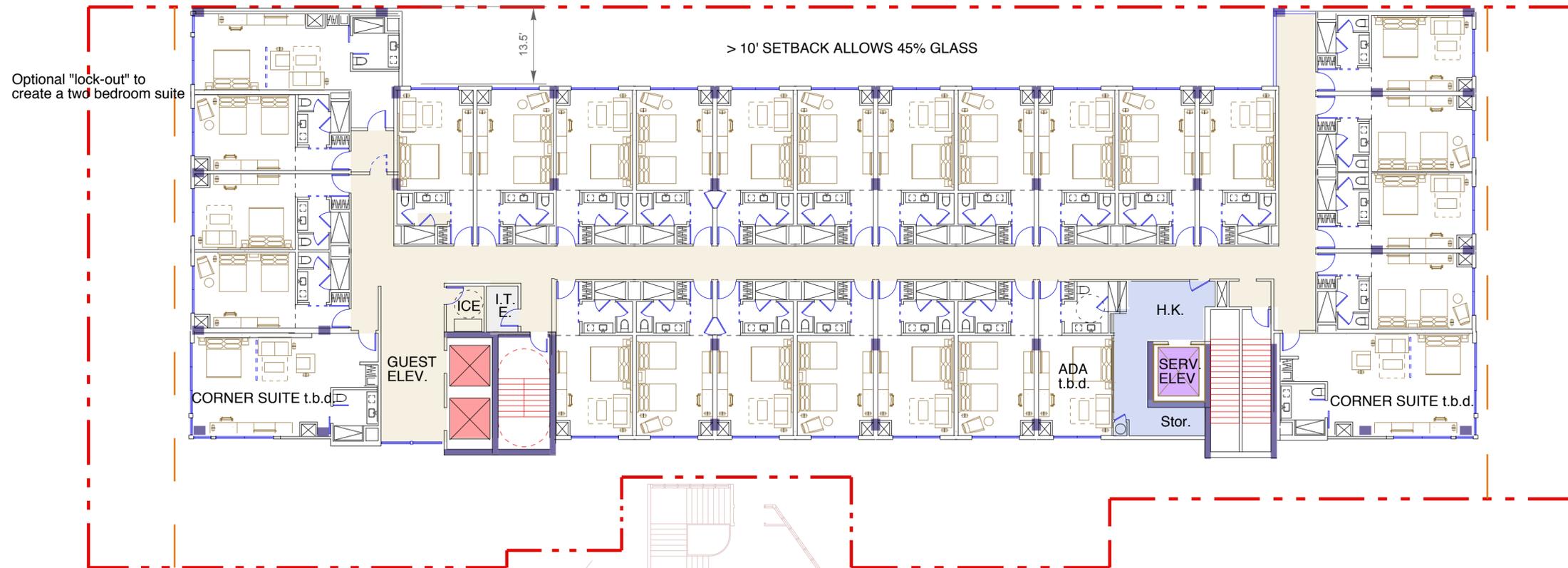


SECTION AT PARKING RAMPS

Indicates valet space only  
35 CAR SPACES

Level 3





**BUILDING DATA:**

Level	SF Hotel	Keys	SF Garage	# of cars	# of valet only	
B1	2,400	-	*** 16,200	45	8	ramp sf excluded this level
1	* 4,400	-	Δ 10,600	1		Δ Includes all drive under areas
2	3,400	stair / elev.	16,000	32	6	
3	2,300	stair / elev.	15,800	35	6	
4	14,800	28	-	-		
5	14,800	28	-	-		
6	14,800	28	-	-		
7	14,800	28	-	-		
8	14,800	28	-	-		
9	14,800	28	-	-		
10	** 13,400					
<b>Totals</b>	<b>114,700</b>	<b>168</b>	<b>58,600</b>	<b>113</b>	<b>20</b>	

683 sf / Key      Total h/c gross building + garage = 173,300

- \* Does not include Restaurant or Coffee Shop sf areas
- \*\* Does not include 1,500 sf exterior upper terraces / balconies
- \*\*\* Does not includes ramps, which are included in Level 1 above

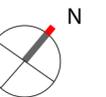
**GUESTROOM DATA:**

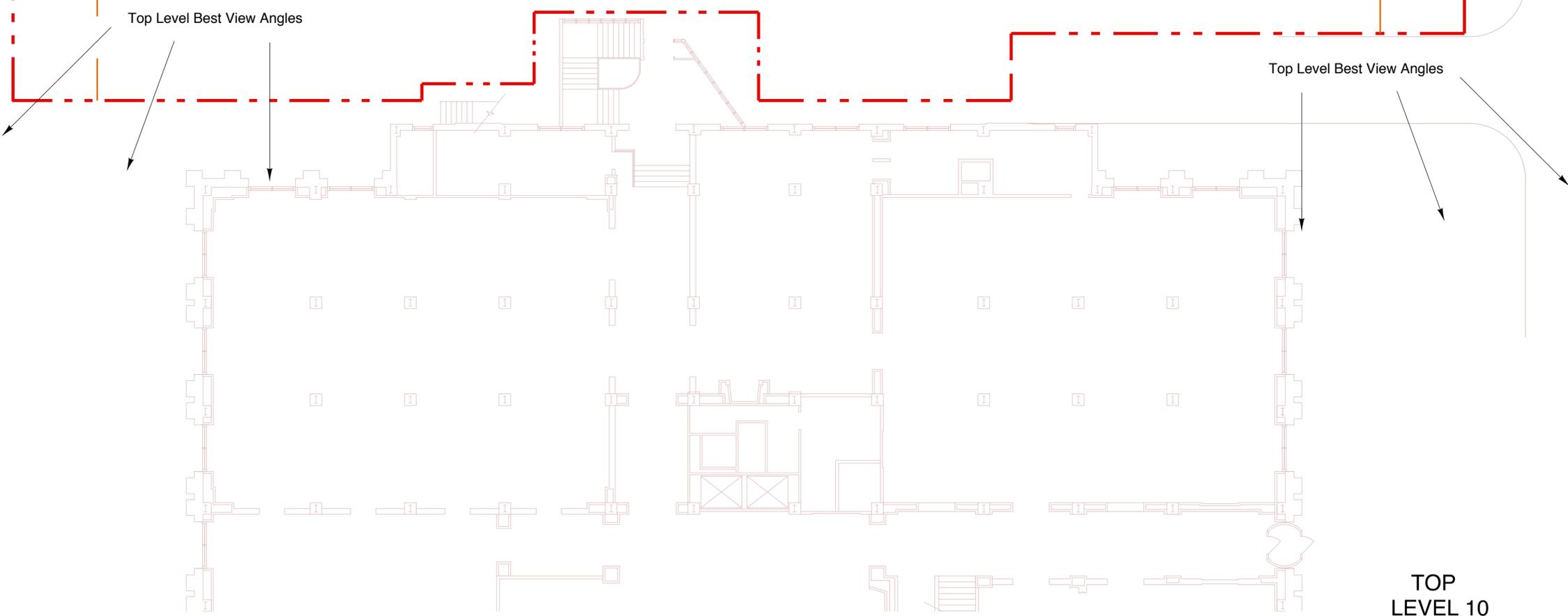
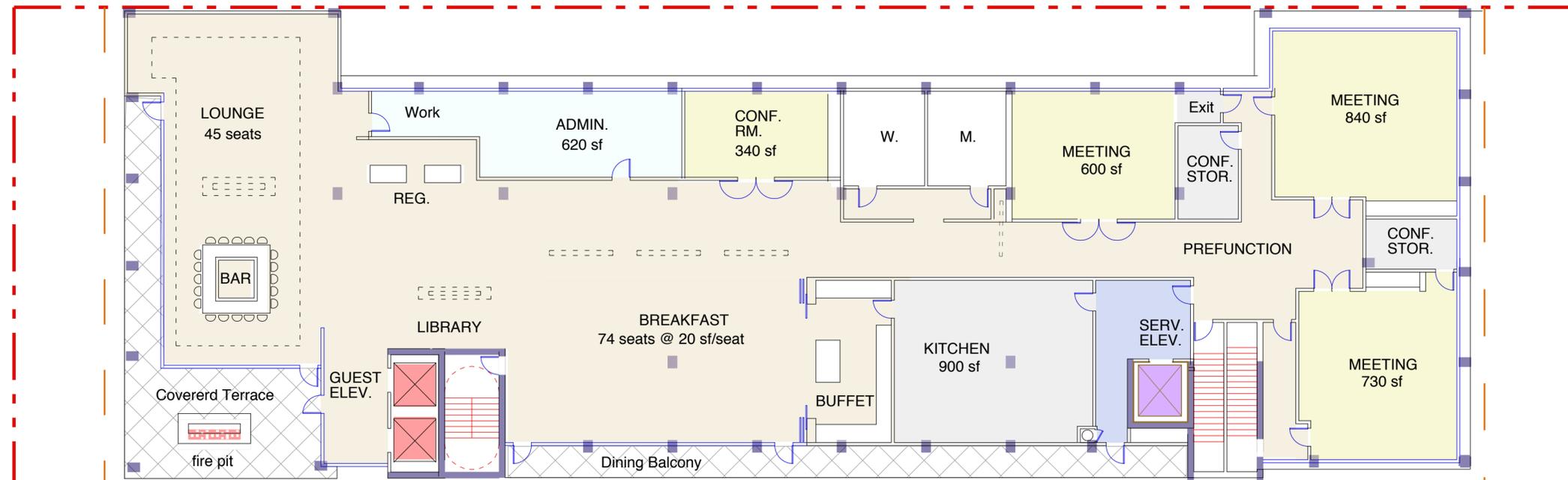
- 2 CORNER SUITES / level
- 12 DQ'S / level
- 14 KINGS / level

**TYPICAL LEVELS 4 - 9**

Typical Levels (4-9)

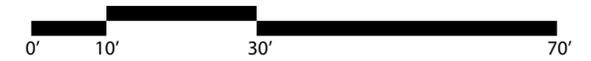
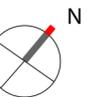
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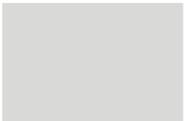


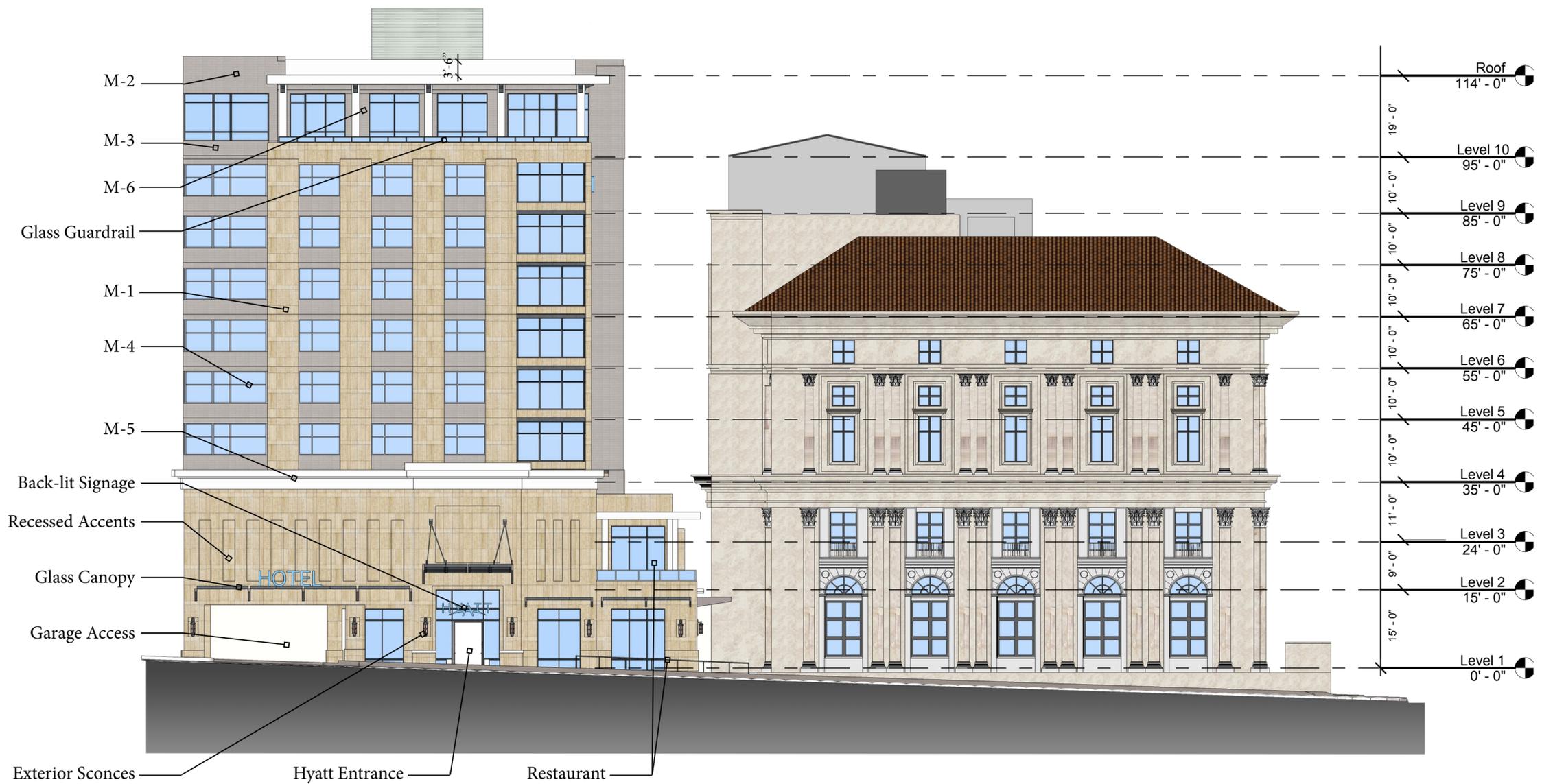


Terrace Level

TOP LEVEL 10

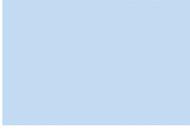
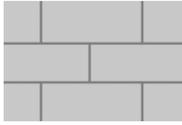


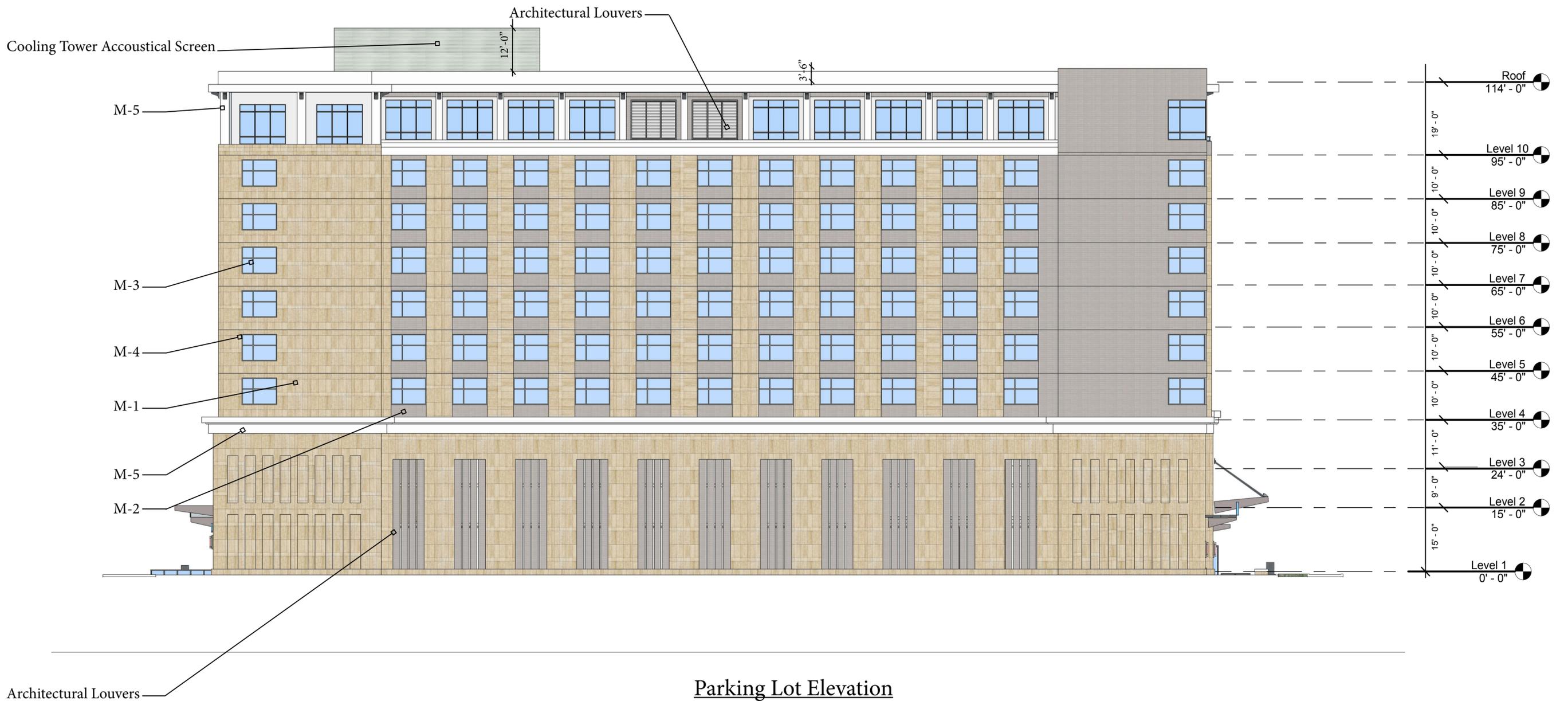
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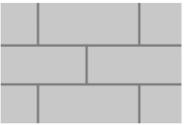
Bigelow Blvd. Elevation

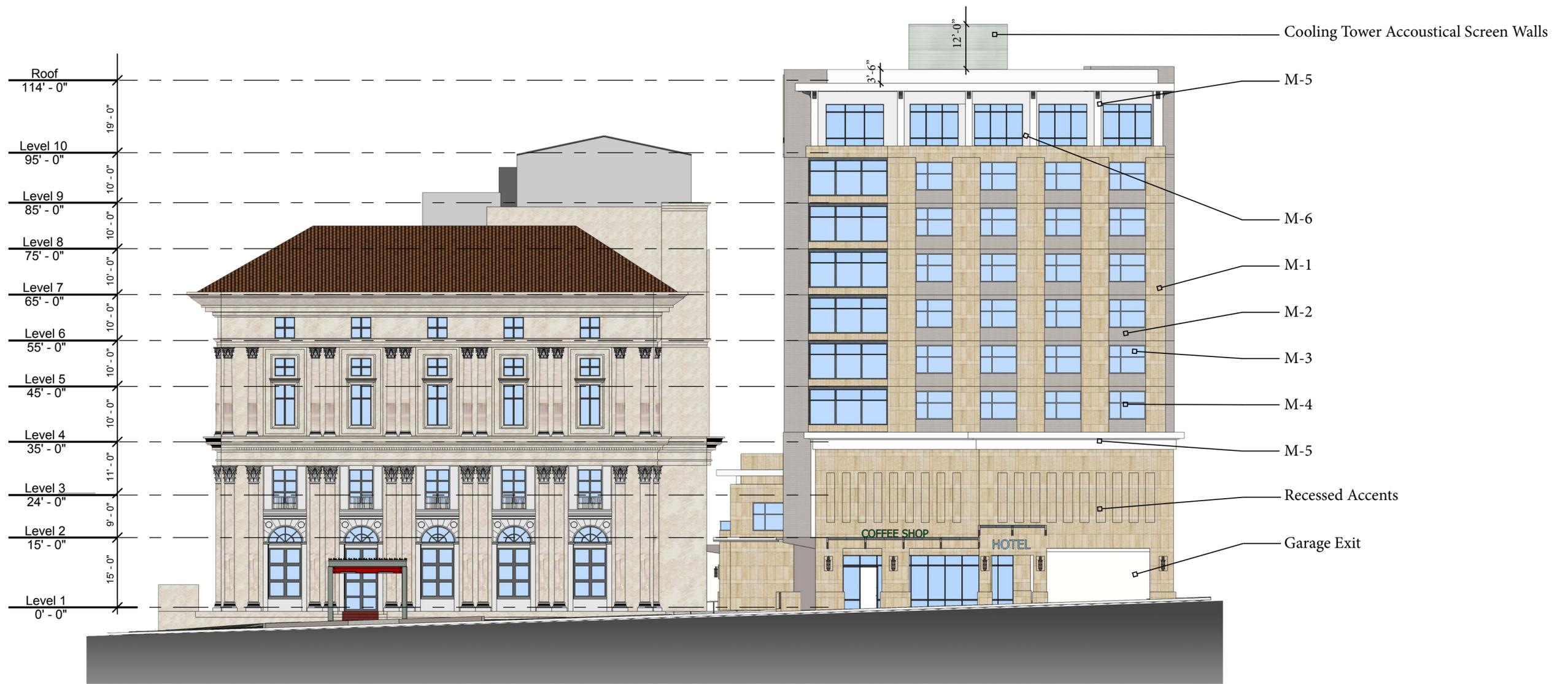


Material Legend					
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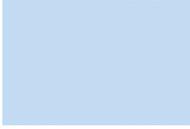
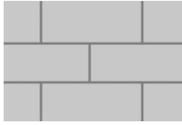
Parking Lot Elevation

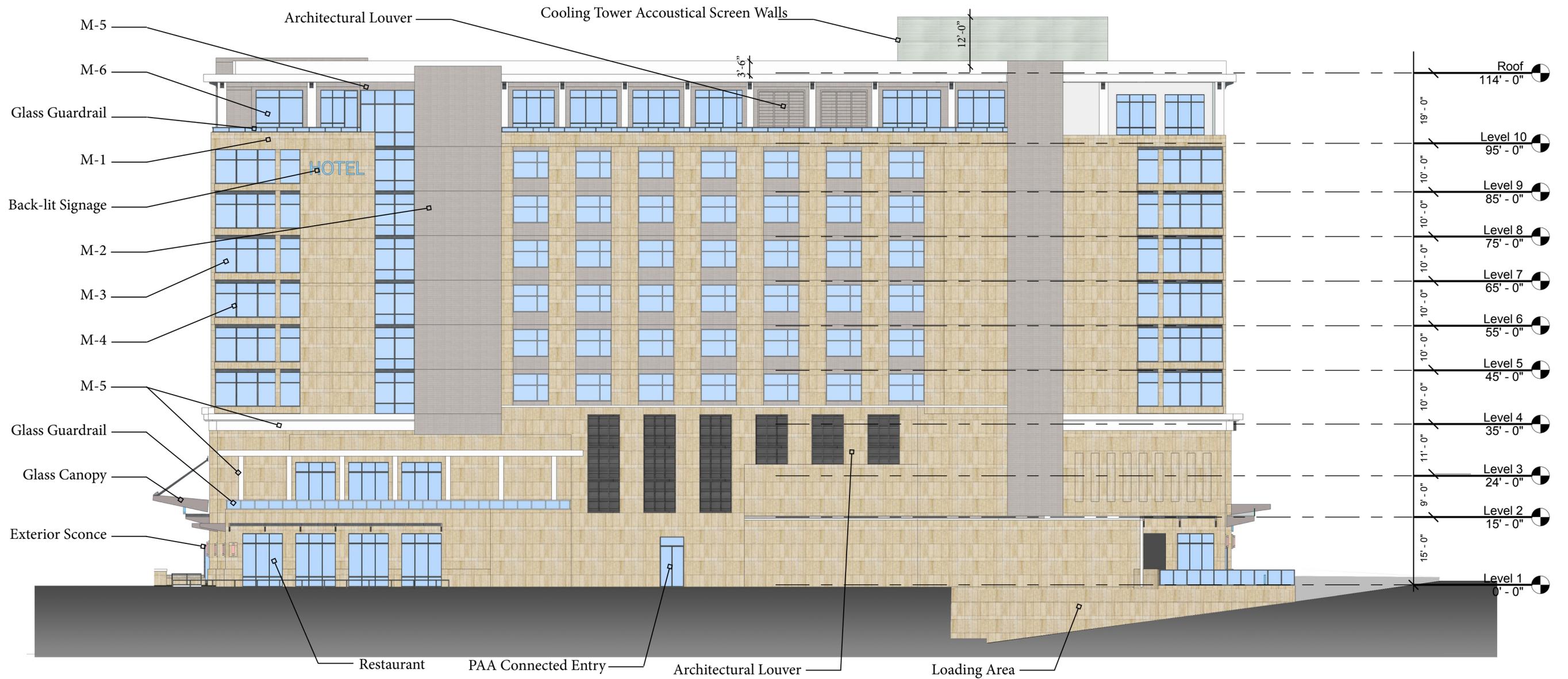
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Lytton Ave. Elevation



Material Legend					
M-1	M-2	M-3	M-4	M-5	M-6
					
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PAA Elevation



# Proposed Material Photographs & Patterns

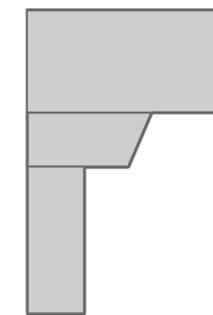
## Proposed Pattern

Arriscraft

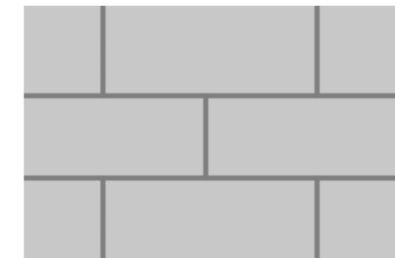
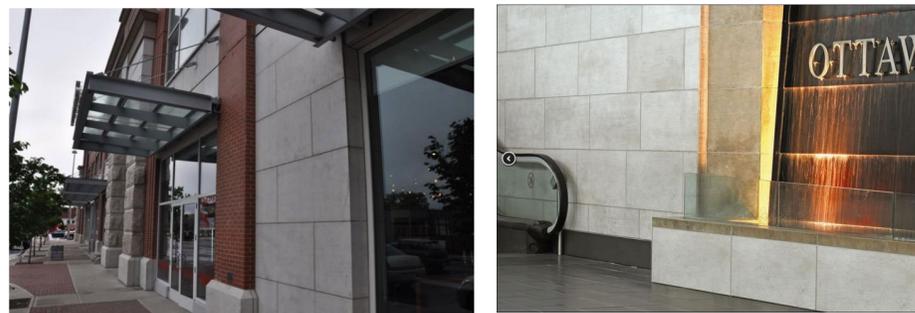
M-1



M-5



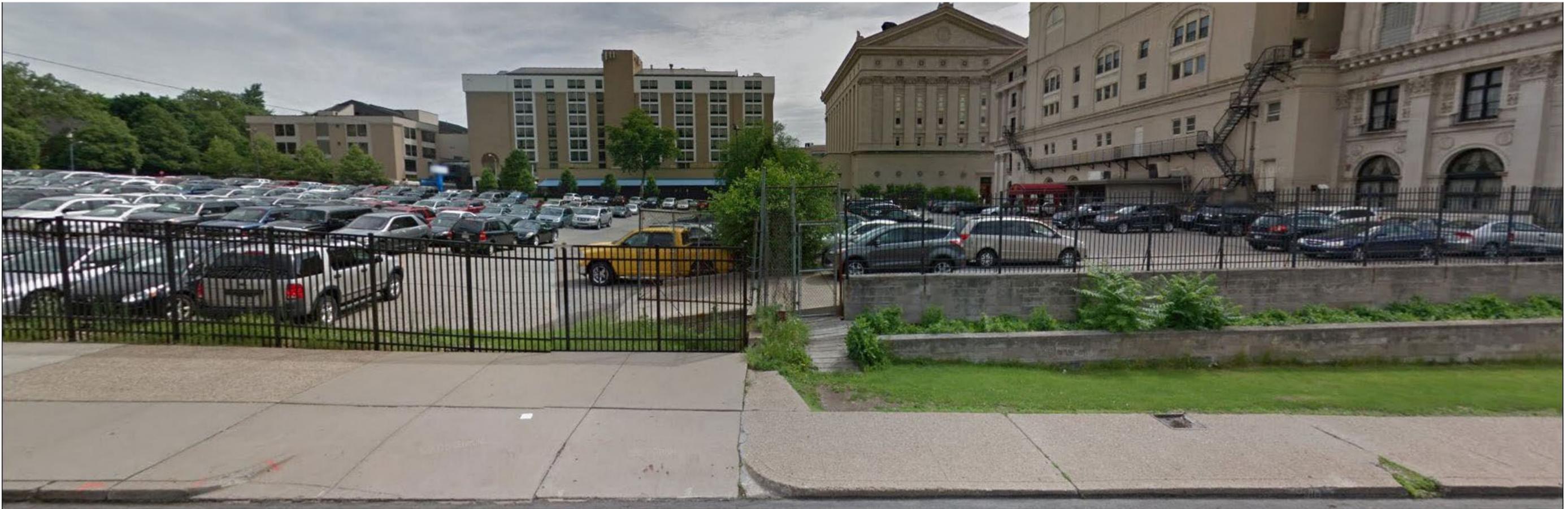
M-6



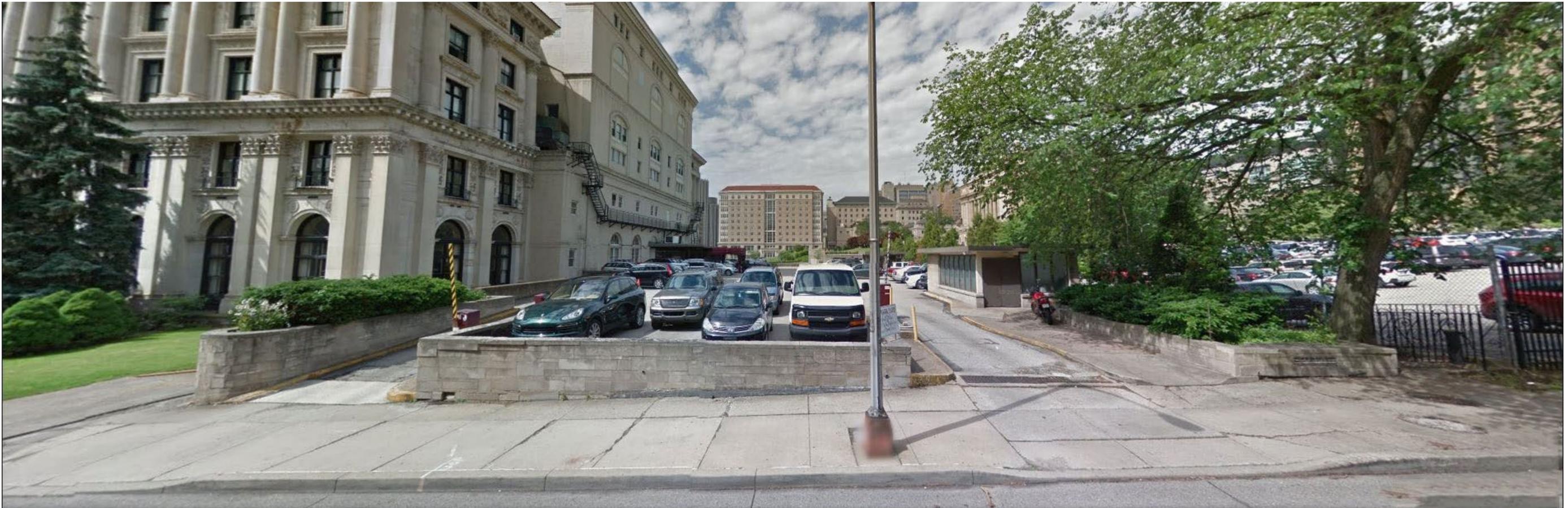
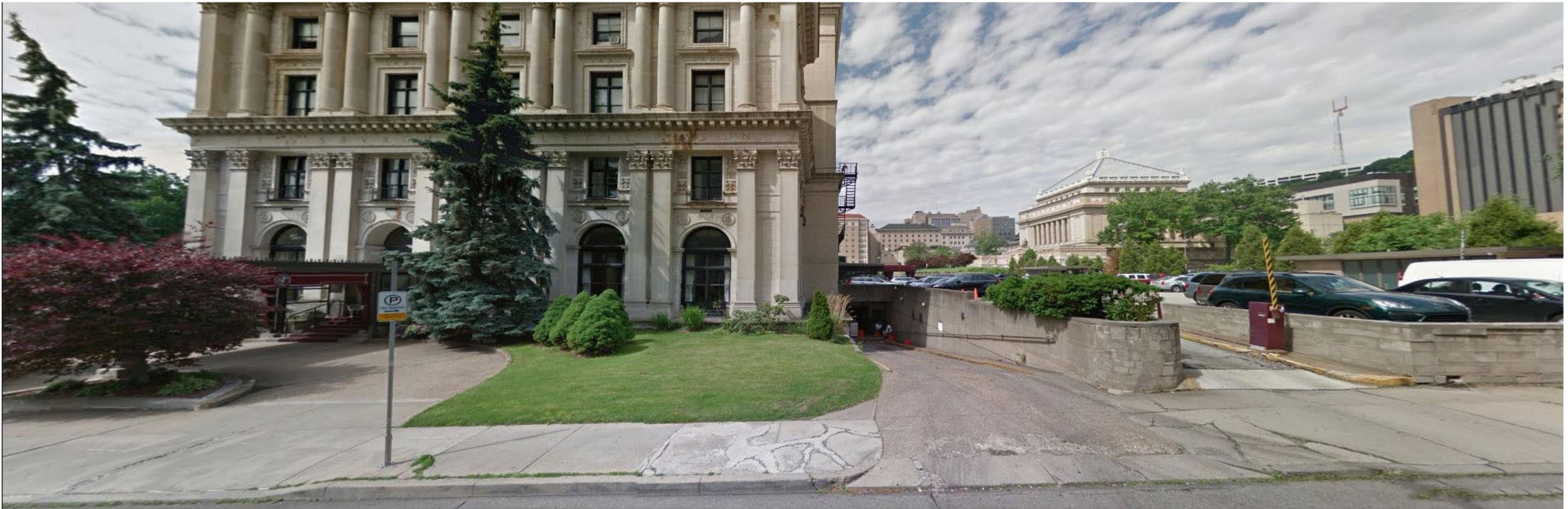
Calstar Brick

M-2





Existing Site Photographs From Bigelow Blvd.



Existing Site Photographs From Lytton St.



Existing View from Bigelow Blvd.



Proposed View from Bigelow Blvd.



Existing View from Cathedral of Learning.



Proposed View from Cathedral of Learning.



Existing View from Bigelow Blvd.



Proposed View from Bigelow Blvd.



Existing View from Lytton Ave.



Proposed View from Lytton Ave.



Existing View from Lytton Ave.



Proposed View from Lytton Ave.



Existing View from Lytton Ave.



Proposed View from Lytton Ave.



Bigelow Blvd. Perspective



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

#15-101  
FLDP

Date Filed:

6/9/15

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: Urban Redevelopment Authority of Pittsburgh Phone Number: ( ) (412) 255-6600

Address: 200 Ross St.	City: Pittsburgh	State: PA	Zip Code: 15219
-----------------------	------------------	-----------	-----------------

2. Applicant/Company Name: J.C. Bar Development LLC Phone Number: ( ) (412) 562-8362

Address: 415 Fallowfield Rd.	City: Camp Hill	State: PA	Zip Code: 17011
------------------------------	-----------------	-----------	-----------------

Applicant/Contractor ID:(assigned by the City)

3. Development Name: CVS Pharmacy - Summerset at Frick Park

4. Development Location: Browns Hill Rd. & Parkview Blvd. Tax Parcel: 88-R-110

5. Development Address: Parkview Blvd., Pittsburgh PA 15217

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

Proposed Zoning District:	RP - Residential Planned Unit Development
---------------------------	---

Present Use of Site: (Select from attached list)	Vacant
---	--------

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

Certificate of Occupancy#:	Date Issued:	Existing Use of Property:
----------------------------	--------------	---------------------------

8. Estimated Construction: Start Date: 8/31/2015 Occupancy Date: 3/15/2016 Project Cost: \$ 1,500,000

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): Retail Sales & Services (General)

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:

The proposed development is for the construction of a new CVS retail pharmacy

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/>)



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

13. Proposed Number of New Structures or Building Additions: 1   N/A  
 Residential  Commercial  Recreational  Industrial  Institutional

14. Gross Floor Area:  
 Existing to be Razed: 0 sq ft  
 Existing to be Retained: 0 sq ft  
 Retained Area to be Renovated: 0 sq ft  
 To be Constructed: 11,945 sq ft  
 Building Footprint: 11,945 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	n/a	n/a	1	20
Proposed Addition/Extension			n/a	n/a

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

Dumpster Enclosure		6		
Trash Compactor		6		

16. Number of Dwelling Units:  
 Existing to Remain: 0 Proposed: 0

17. Lot Area: 89,298 (2.05 acres) sq ft

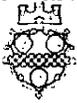
18. On Site Parking:  N/A

	Existing	Proposed
Full (8 1/2' x 19')	0	50
Compact (7 1/4' x 16')	0	0
Handicap (13 1/2' x 19')	0	4

Off-Street Loading Spaces:  N/A  
 Actual: 1  
 Required: 1

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**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:

<u>1</u> New Water Service Connection(s)	<u>0</u> Termination of Existing Water Service Tap(s)
<u>1</u> New Sewer Service Connection(s)	<u>0</u> 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.

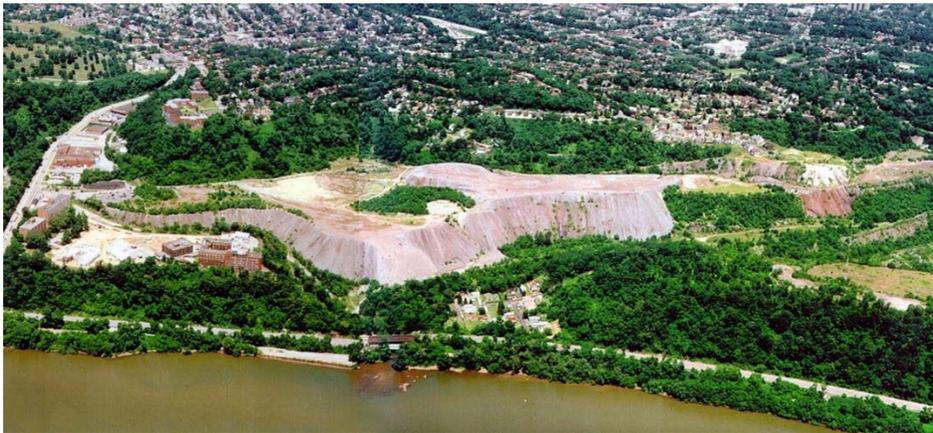
26. Applicant will be applying for a Visitability Tax Credit?       Yes       No

Applicant Signature:

# Nine Mile Run/Summerset at Frick Park

Final Development Plan #10 – Amendment 2

June 30, 2015



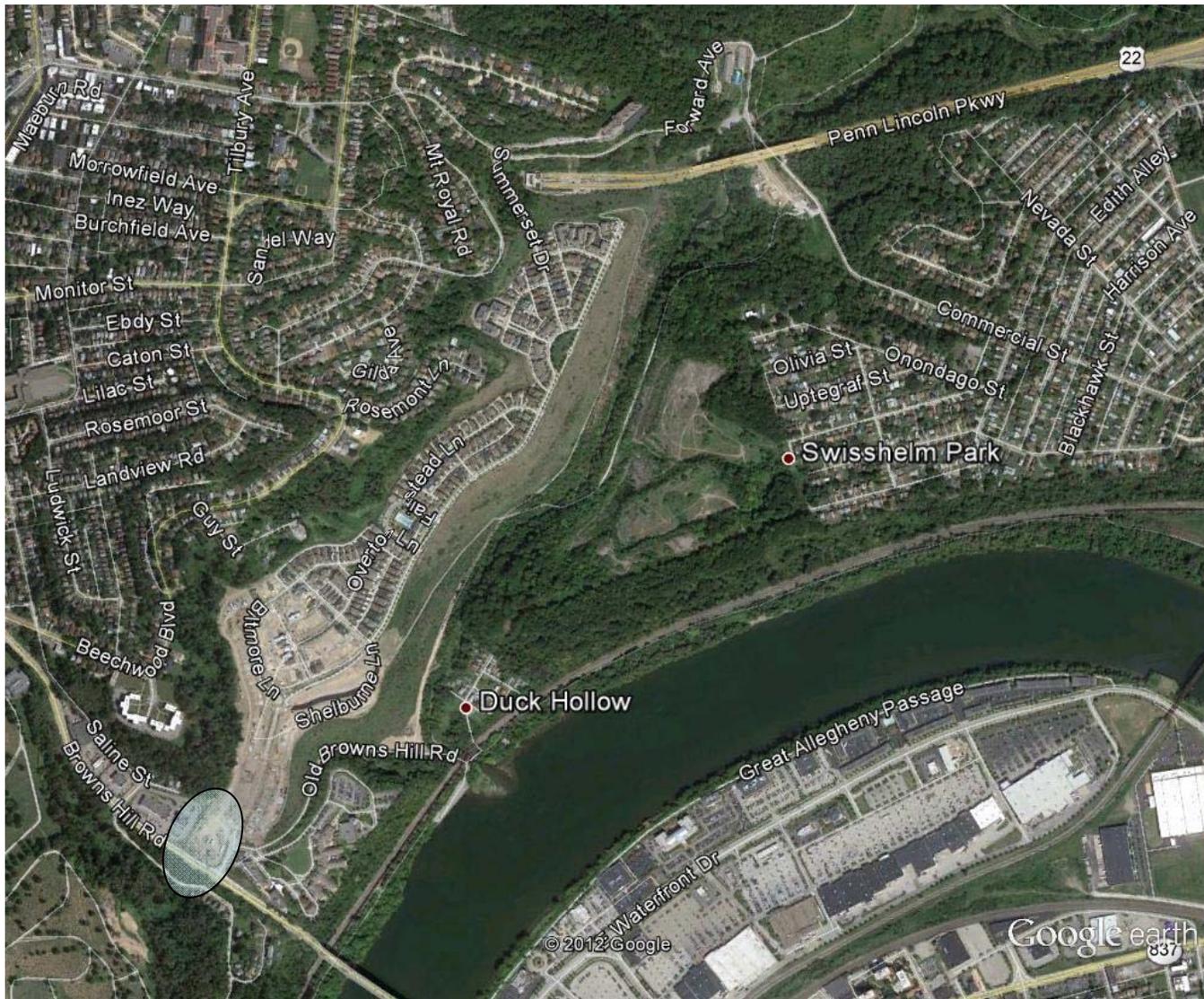
- URA Acquired 238 acre site in 1996
- Master Plan approved and site rezoned to RP- 1997
  - 710 Units
  - 105 acres of Frick Park added
  - Completed in three phases
  - Community input through Task Force
  - Phase 1 completed
  - Phase 2 infrastructure completed 80% of housing units completed, apartments completed
- Master Plan modified by Final Development Plans 10 times
- Last presentation in 2012 for FDP #10 Amendment 1 for Gateway apartments
- Prior approval on this site was for up to 30,000 square feet, two stories retail and commercial use

## Summerset at Frick Park – Overview

### Who's Who:

- URA – Owner of property / Seller
- Summerset Land Development Associates - Developer
- BT Parkview LLC – Buyer
- CVS – Tenant
  - JC Bar Developer for CVS
  - Eads Group – Consultant to CVS
  - NORR – architect for CVS
  - LaQuatra Bonci – Landscape Architect

## Summerset at Frick Park – Overview



Summerset at Frick Park - location



 Summerset Land Development Associates

 LaQuatra Bonci Associates

January 2009

Master Plan

Summerset AT FRICK PARK

# Summerset at Frick Park – Master Plan



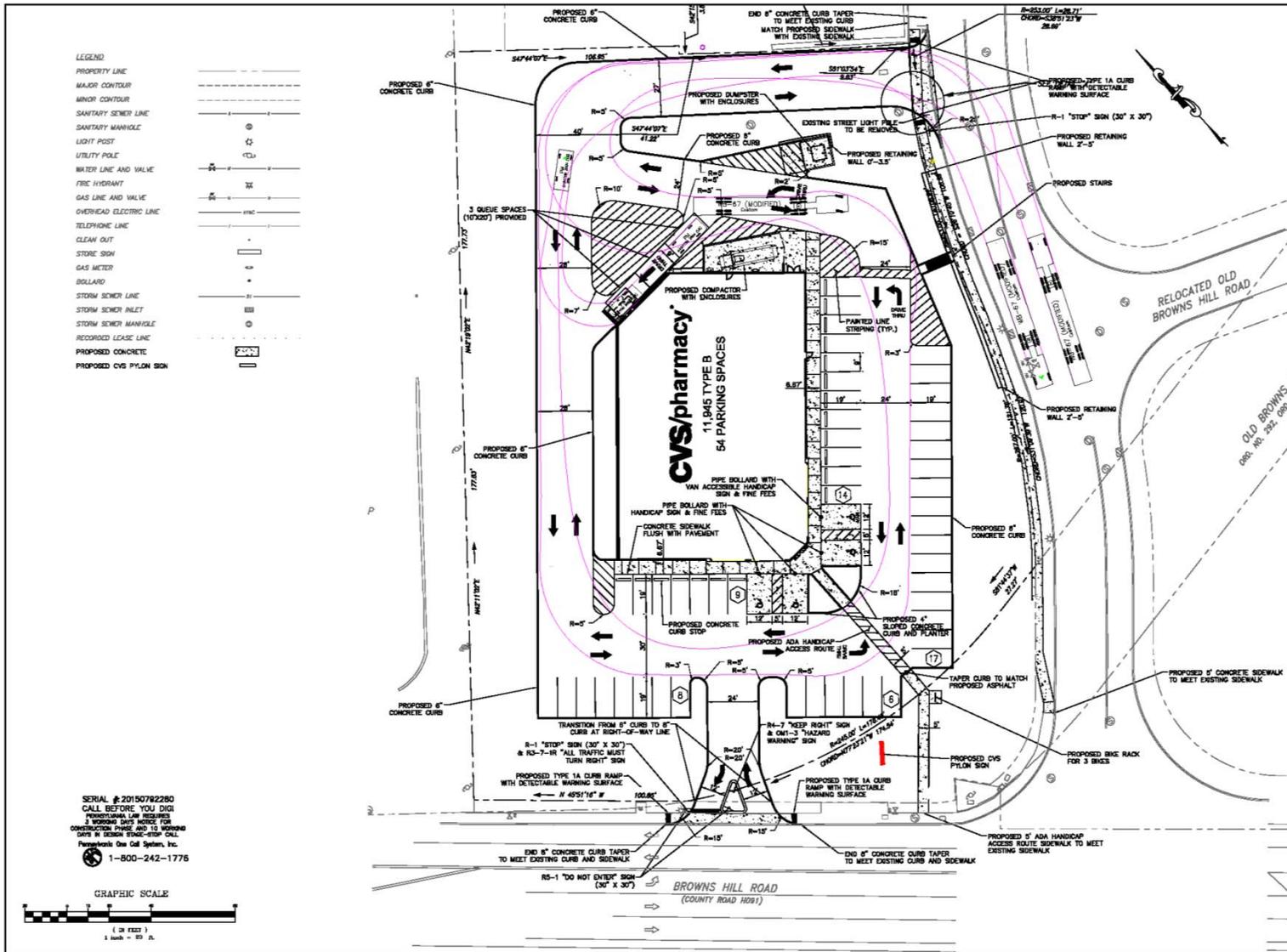
 Summerset Land Development Associates  
 LaQuarra Bonci Associates

January 2009

Ph 2B Parcel Plan

SUMMERSSET AT FRICK PARK

## Summerset at Frick Park – Proposed Phase 2B Plan



**CVS  
pharmacy**

NORTH-TYPE B-1945-RIGHT  
CHAMFER DRIVE-THRU

STORE NUMBER: 10767  
 NEW BROWNS HILL ROAD + PARKVIEW  
 BOULEVARD, PITTSBURGH, PA  
 PROJECT TYPE: NEW STORE  
 DEAL TYPE: FF#  
 CB PROJECT NUMBER: 83383

ARCHITECT OF RECORD

150 N. Jefferson Avenue  
 Suite 1300  
 Detroit, MI 48206  
 www.norr.com

**NORR**

CONSULTANT:

**ICGA**

1501 FALLOWFIELD ROAD, SUITE 301  
 CAMP HILL, PA 17021  
 TEL: (717) 761-7963  
 FAX: (717) 761-7913

DEVELOPER:

**ICGA**

415 FALLOWFIELD ROAD, SUITE 301  
 CAMP HILL, PA 17021  
 TEL: (717) 761-7963  
 FAX: (717) 761-7913

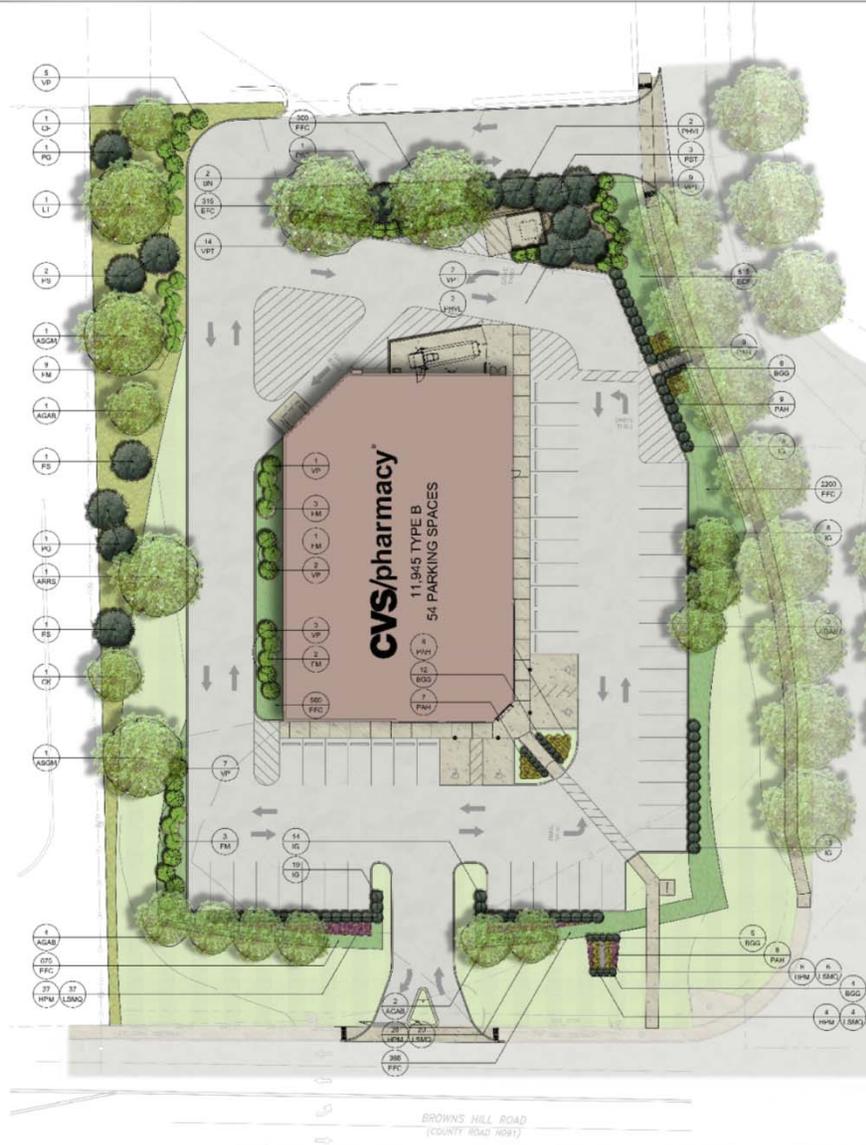
SEAL:

REVISIONS:

CVS PROJECT MANAGER:  
 DRAWING BY: DSA  
 CHECKED BY: DGH  
 DATE: 2016-06-06  
 JOB NUMBER:  
 TITLE: **SITE PLAN**  
 SHEET NUMBER: **C-1**  
 COMMENTS:  
 NOT ISSUED FOR CONSTRUCTION

# Summerset at Frick Park – Site Plan

QUANT	CTY	BOTANICAL NAME	COMMON NAME	CAL.	ROOT	SPREAD HEIGHT	REMARKS
<b>SHADE TREES</b>							
1	ARRS	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2'-3/4"	B&3	-	
2	ASGM	ACER SACCO-CARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2'-3/4"	B&3	-	
2	BA	BETULA NIGRA 'SMITH DURA HEAT'	DURA HEAT RIVER BIRCH	B&3	12'-4"	-	CLUMP, 3 CANE W/V
1	LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2'-3/4"	B&3	-	
<b>EVERGREEN TREES</b>							
3	PG	PICEA GLAUCA	WHITE SPRUCE	-	B&3	6'-8"	
4	PNL	PINUS HELIODORICA V. LEUCODERENS	BOSWAIN PINE	-	B&3	10'-7"	
4	PST	PINUS STROBUS	WHITE PINE	-	B&3	12'-4"	
4	PS	PINUS STROBUS	WHITE PINE	-	B&3	6'-8"	
<b>ORNAMENTAL TREES</b>							
3	AGAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	-	B&3	6'-8"	CLUMP, 3 CANE W/V
1	OF	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	-	B&3	8'-8"	CLUMP, 3 CANE W/V
1	OK	CORNUS KOUSA VAR. CHANGING	CHINESE DOGWOOD	-	B&3	8'-8"	CLUMP, 3 CANE W/V
<b>SHRUBS</b>							
25	BGG	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	-	NO. 5 CONT	12"	
8	FW	FOTHERGILLA MAJOR	LARGE FOTHERGILLA	-	NO. 5 CONT	18'-24"	
72	IG	ILEX GLABRA 'JEANSA'	DENSA COMPACT HICKBERRY	-	NO. 5 CONT	18'-24"	
25	VPT	VIBURNUM PLICATUM 'WOLLY SCHROEDER'	WOLLY SCHROEDER VIBURNUM	-	NO. 5 CONT	42"	
8	VP	VIBURNUM PLICATUM 'WOLLY SCHROEDER'	WOLLY SCHROEDER VIBURNUM	-	NO. 5 CONT	18'-24"	
<b>ORNAMENTAL GRASSES</b>							
41	FW	Pennisetum A. 'SECURIDES HAMELI'	DIWAFF FOUNTAIN GRASS	-	NO. 2 CONT	CLUMP	
<b>GROUNDCOVERS</b>							
500	ERC	EQUISETUM FORT. J. 'NEI COLORATUS'	P. J. PURPLE LEAF WINTERCREEPER	-	CELL	2"	50 PER FLAT, 12" O.C.
<b>PERENNIALS</b>							
67	HM	Hemerocallis 'PARKER IN'	PARKER IN DAY LILY	-	NO. 2 CONT	CLUMP	
67	LSW2	EUCALYPTUS X SUPERBUM 'MAY QUEEN'	MAY QUEEN SHASTA DASY	-	NO. 2 CONT	CLUMP	



**CVS pharmacy**  
 NORTH-TYPE B-13,225-FRONT CHAMBER DRIVE-THRU

STORE NUMBER: 10767  
 MEC BROWNS HILL ROAD + PARKVIEW BOULEVARD, PITTSBURGH, PA

PROJECT TYPE: NEW STORE  
 DEAL TYPE: P/B  
 CS PROJECT NUMBER: 83383

ARCHITECT OF RECORD  
 179 Concord Street  
 Suite 200C  
 Danvers, MA 01923  
 www.norr.com

**NORR**  
 ARCHITECTS, ENGINEERS, PLANNERS

CONSULTANT:  
**EADP**  
 1000 PARKVIEW BOULEVARD, SUITE 200  
 PITTSBURGH, PA 15201  
 PHONE: 412-784-0800  
 FAX: 412-784-0801  
 www.eadp.com

DEVELOPER:  
**J.C. GEAR**  
 3133 PARKCET STREET  
 CHAMBERSBURG, PA 17021  
 TEL: 717-731-7888  
 FAX: 717-731-7883

SEAL:

REVISIONS:

CVS PROJECT MANAGER:  
 DRAWING BY: DM  
 CHECKED BY: JL DM  
 DATE: 2015-05-19  
 JOB NUMBER:  
 TITLE:

LANDSCAPE PLAN

SHEET NUMBER:  
 L-1

COMMENTS:  
 NOT ISSUED FOR CONSTRUCTION

# Summerset at Frick Park – Landscape Plan



**EAST ELEVATION - PARKVIEW BOULEVARD**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION - BROWNS HILL ROAD**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL / DESCRIPTION	WFL / STYLE / CAT. NO.	COLOR	NOTES
(1)	FACE BRICK	BORAL BRICK WARDLETT COLLECTION - SALISBURY	FULL RANGE WIRE CUT	
(2)	FACE BRICK SOLID COURSE	BORAL BRICK WARDLETT COLLECTION - SALISBURY	FULL RANGE WIRE CUT	
(3)	FACE BRICK SLEEPER COURSE	BORAL BRICK WARDLETT COLLECTION - SALISBURY	FULL RANGE WIRE CUT	
(4)	TRIM BOARDS	JAMES HARDIE FIBRE SCS FCS	ARCTIC WHITE	SMOOTH SHAPED SIZES
(5)	ASPHALT SHINGLES	CERTIFIED LANDMARK PRO	MOORE BLACK	
(6)	PREFINISHED METAL	UNO-CLAD	MEDIUM BRONZE	GUTTERS AND DOWNSPUTS
(7)	EPS	STO LOGSAP SYSTEM TR STOUT, LUTSASAN 1.5	NUMBER 13.0; MATCH BR 1302; "THIN" BALANCE	
(8)	PAINT	BENJAMIN MOORE	T.02; MATCH BRICK	FIN. DOORS, FRAMES AND CONCRETE GATE FRAME
(9)	ALUM STOREFRONT	KAMBEER TRIFAB 451 OR EQUAL	CLEAR ANODIZED	
(10)	ALUM AUTOMATIC DOOR	STANLEY DISPENSE 4000	CLEAR ANODIZED	
(11)	ALUMINUM CANOPY	WAPES ARCHITECTURAL CANOPIES	CLEAR ANODIZED	CLASS II CLEAR ANODIZED
(12)	REBAR COVER	MINOR KEY BOLLARDS/GRIDS 1/2" OF BRICK	YELLOW	TYP FOR ALL PIPE BOLLARDS
(13)	SPANDREL CLADDING			OPTIONAL SHUTTER WITH HARDWARE
(14)	WOOD SHUTTER	BENJAMIN MOORE	2153-10 "DIXIE"	

NOTE: SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF SIGNS. EXTERIOR SIGNAGE TO BE EXPANDED ANCHORED.  
 PHON SIGNAGE EPS COLOR TO MATCH THE BUILDING EPS COLOR. (2) - RE: EXTERIOR FINISH SCHEDULE

**LEGEND**

**NORR**  
 ARCHITECTS ENGINEERS PLANNERS  
 150 W. Jefferson Avenue  
 Suite 1300  
 Detroit, MI 48226  
 www.norr.com



3100 MARKET STREET  
 CAMP HILL, PA 17011  
 717-761-7801 PH  
 717-761-7814 FX

**CVS #10767 N.W CORNER OF BROWNS HILL ROAD & PARKVIEW BOULEVARD, PITTSBURGH, PA**

**CVS/pharmacy**

04.15.2015

**Summerset at Frick Park – Building Elevations**



Summerset at Frick Park – Rendering

## **PLANNING COMMISSION**

**HOTEL INDIGO EAST LIBERTY  
123 N HIGHLAND AVE. PITTSBURGH, PA 15206  
JUNE 25,2015**

The harmonious integration of four buildings has been successfully achieved in the Governor's Hotel Indigo. It unites distinctive and very different architectures in a seamless way, creating one unique structure that adds dramatic flair to East Liberty and summons remembrances of the neighborhood's rich history.

Maximum advantage is made of the stark, vertical Hotel Indigo sign and specially tinted glass on both old and new sections of the composition. Those are the two features that are designed to capture one's attention and invite closer examination. Exterior artwork that was proposed does not add value to the design, as the focus is intended to be on the architectural elegance of the old Governor's building.

The old and the new work together in striking fashion. In showcasing original architecture as well as some original windows, tasteful terrazzo flooring, a sleek glass canopy and dramatic indoor modern art, Governor's Hotel Indigo is a physical homage to the historic area where it resides.

**HOTEL INDIGO EAST LIBERTY**  
**123 N HIGHLAND AVE. PITTSBURGH, PA 15206**



The Hotel Indigo East Liberty is a boutique hotel that is part of the Intercontinental Hotels Group, and proposed for East Liberty site by the developer/owner "Governor's Hotel Company, LLC" Was created from three adjacent long-vacant structures.

# **HOTEL INDIGO EAST LIBERTY**

## **123 N HIGHLAND AVE. PITTSBURGH, PA 15206**

The East Liberty site approximately 27,000 SF bounded by Highland Avenue, Broad Street, Whitfield Street and Kirkwood Street, is a UNIQUE site in the core of the original commercial district of the neighborhood. It incorporates three existing buildings into the overall design. The 6-story Governor’s Hotel on the corner of Whitfield and Kirkwood Street, the 3-story red brick building at 116 Whitfield Street, and the 4-story Consad building will undergo major renovations. A major court with new addition also was constructed at the corner of Highland Avenue and Broad Street. A new arrival and departure court with canopy was constructed in place of a demolished building on the northwest corner of the site, along Broad Street. The new Hotel Indigo is approximately 103,000 SF.



# **HOTEL INDIGO EAST LIBERTY**

## **123 N HIGHLAND AVE. PITTSBURGH, PA 15206**

The basement consists of services, utility and storage space. The First floor contains a grand foyer, the hotel lobby, managements offices and restaurant – Wallace Tap Room.

The second through sixth floors contain 135 hotel rooms and common areas of stairs, corridors, elevators, lobbies and vending.

The room mix includes seven different types with two different kinds of ADA suites.

The exterior materials proposed are brick – (three colors to match existing), glass and metal framing, metal louvers, oversized ground-face concrete masonry units (to replicate stone), and EIFS.



# HOTEL INDIGO EAST LIBERTY

123 N HIGHLAND AVE. PITTSBURGH, PA 15206



The site design includes a canopy-covered driveway, outdoor terrace, street trees and landscaped island; then continues across Broad Street a new Indigo in area of the former plaza.



Signage is proposed as two-sided, large scale at the corner of Highland Avenue and Kirkwood Street and a top the renovated Governor's wing.



**HOTEL INDIGO EAST LIBERTY**  
**123 N HIGHLAND AVE. PITTSBURGH, PA 15206**

Hotel Indigo is a fabulous job with the design of intergrating four buildings into one.

Hotel Indigo around the world reflects the culture of its neighborhood and offers guest a “unique local experience”.





**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**

<b>1. Property Owner Name:</b> Randall & Karen Woods		Phone Number: ( 412 ) 427 6880	
Address: 1152 Portland	City: Pittsburgh	State: PA	Zip Code: 15224
<b>2. Applicant/Company Name:</b> City Development Consultants		Phone Number: ( 412 ) 427 6880	
Address: 112 N Evaline	City: Pittsburgh	State: PA	Zip Code: 15224
Applicant/Contractor ID:(assigned by the City)			
<b>3. Development Name:</b> Portland Bed and Breakfast			
<b>4. Development Location:</b> 1156 Portland			
<b>5. Development Address:</b> 1156 Portland			
<b>6. If applicant is proposing a change to the Zoning District, the following is required:</b> (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)	3. Two Unit Residential		
<b>7. If a Certificate of Occupancy exists, the following is required:</b>			
Certificate of Occupancy#: 80310	Date Issued: 11/17/2000	Existing Use of Property: Two family dwelling w/ 2 stall detached garage	
<b>8. Estimated Construction:</b>	Start Date: 06/01/2015	Occupancy Date: 09/01/2015	Project Cost: \$ 250,000

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):** 30 Bed and Breakfast (general)

**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:** Use of existing 2 family dwelling as 4 unit bed and breakfast (general) with a fifth owner occupied unit

**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/>)



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**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:	3800	sq ft
Retained Area to be Renovated:	3800	sq ft
To be Constructed:		sq ft
Building Footprint:	1400	sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	3	36	3	36
Proposed Addition/Extension				

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


**16. Number of Dwelling Units:**  
 Existing to Remain: 2      Proposed: 5

**17. Lot Area:** 3800 sq ft

**18. On Site Parking:**  N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')	2	3
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		1

Off-Street Loading Spaces:  N/A      2 bike parking spots  
 Actual: \_\_\_\_\_  
 Required: \_\_\_\_\_

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

<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> HVAC (Interior)	<input checked="" type="checkbox"/> HVAC (Exterior)	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Fire Alarm
<input type="checkbox"/> Fire Protection/Sprinklers	<input type="checkbox"/> Deck Construction	<input type="checkbox"/> Commercial Cooking Hood	<input checked="" type="checkbox"/> 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).

<input checked="" type="checkbox"/> Repair or Replace Existing Plumbing	<input checked="" type="checkbox"/> New Construction of Plumbing	<input type="checkbox"/> No Plumbing Work is Proposed
---	--	---



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

**Office of the Zoning Administrator**

**200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219**

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

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**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:

<u>0</u> New Water Service Connection(s)	<u>0</u> Termination of Existing Water Service Tap(s)
<u>0</u> New Sewer Service Connection(s)	<u>0</u> 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.
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- 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: Ryan England, City Development Consultants



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

**Office of the Zoning Administrator**

**200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219**

**Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9**

**Residential Uses**

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

**Non-Residential Uses**

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION**

**Department of City Planning**

200 Ross Street, Fourth Floor  
Pittsburgh, PA 15219  
(412) 255-2200  
[pittsburghpa.gov/dcp/](http://pittsburghpa.gov/dcp/)

**Department of City Planning  
Zoning Office Counter**

200 Ross Street, Third Floor  
Pittsburgh, PA 15219  
(412) 255-2246  
[pittsburghpa.gov/dcp/zoning/](http://pittsburghpa.gov/dcp/zoning/)

**City Zoning Code**

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety  
Bureau of Building Inspection (BBI)**

200 Ross Street, Third Floor  
Pittsburgh, PA 15219  
(412) 255-2175  
[www.city.pittsburgh.pa.us/bbi/](http://www.city.pittsburgh.pa.us/bbi/)

**Department of Public Works (DPW)  
Bureau of Engineering and Construction**

City-County Building, Room 301  
441 Grant Street  
Pittsburgh, PA 15219  
(412) 255-2883  
[www.city.pittsburgh.pa.us/pw/html/permits\\_info.html](http://www.city.pittsburgh.pa.us/pw/html/permits_info.html)

**Department of Public Works (DPW)  
Public Space Management  
Permit Office**

611 Second Avenue  
Pittsburgh, PA 15219  
(412) 255-2370  
[www.city.pittsburgh.pa.us/pw/html/permits\\_info.html](http://www.city.pittsburgh.pa.us/pw/html/permits_info.html)

**Pittsburgh Water and Sewer Authority (PWSA)**

Penn-Liberty Plaza I  
1200 Penn Avenue  
Pittsburgh, PA 15222  
Permits (412) 255-2443; Engineering (412) 255-8987  
[www.pgh2o.com](http://www.pgh2o.com)  
*Refer to the PWSA Procedures Manual for Developers.*

**Allegheny County Health Department (ACHD)**

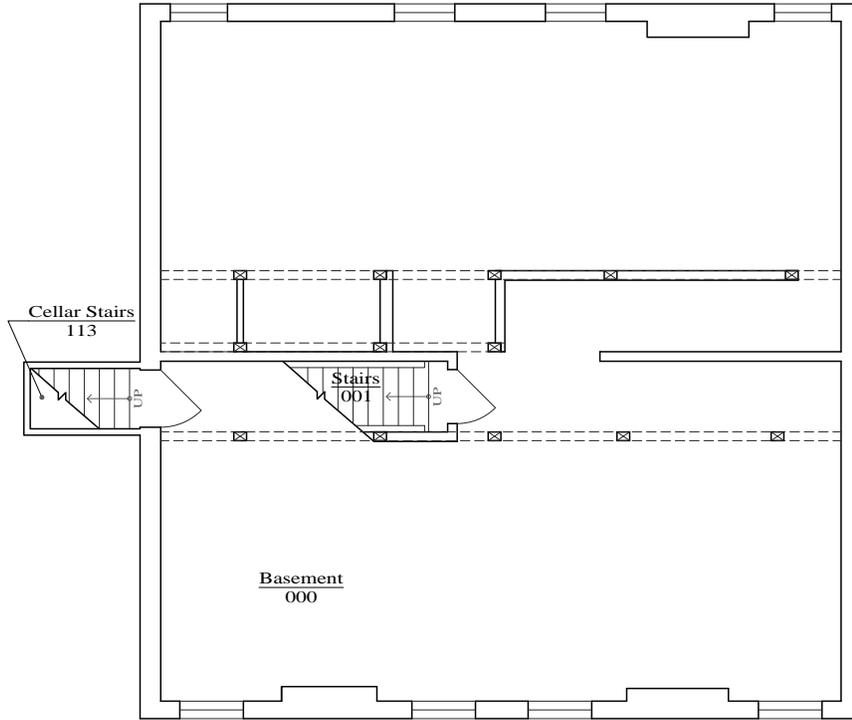
Plumbing Division  
3901 Penn Avenue, Building #5  
Pittsburgh, PA 15224  
(412) 578-8036  
[www.achd.net/plumbing/index.html](http://www.achd.net/plumbing/index.html)

**Allegheny County Health Department (ACHD)**

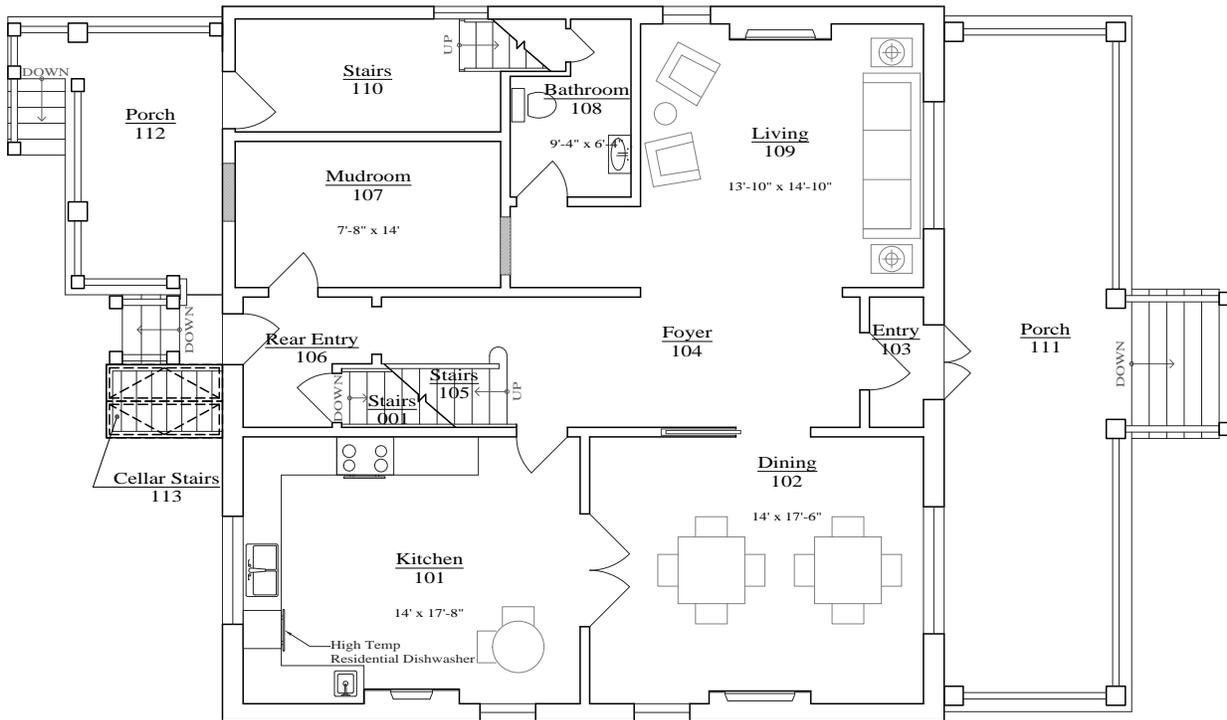
Food Safety Program  
3901 Penn Avenue, Building #1  
Pittsburgh, PA 15224  
(412) 578-8044  
[www.achd.net/food/foodstart.html](http://www.achd.net/food/foodstart.html)

**Allegheny County Health Department (ACHD)**

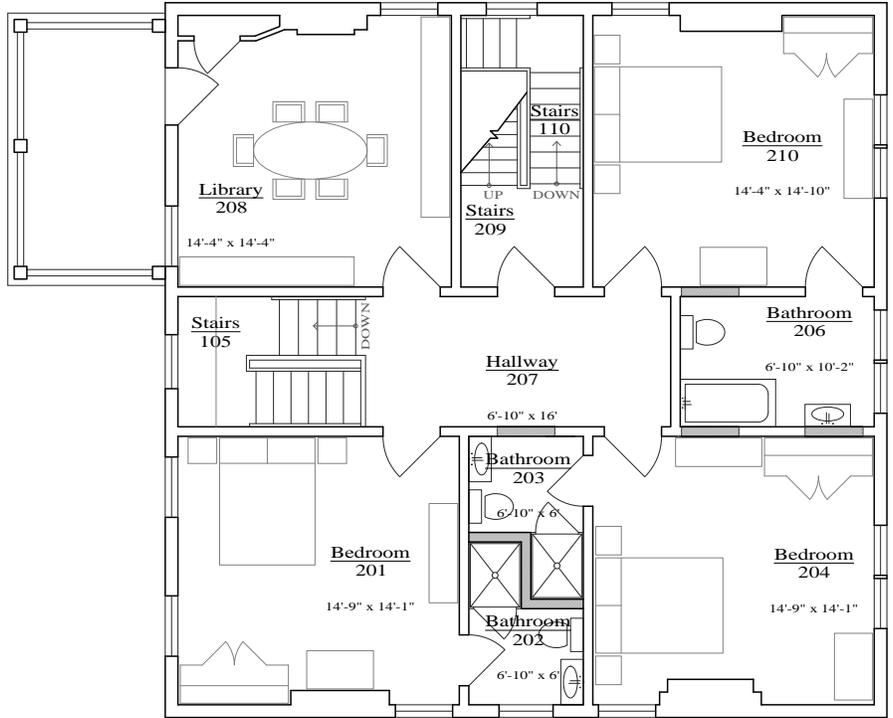
Housing and Community Environment  
3190 Sassafras Way  
Pittsburgh, PA 15201  
(412) 350-4046  
[www.achd.net/housing/commenvironstart.html](http://www.achd.net/housing/commenvironstart.html)



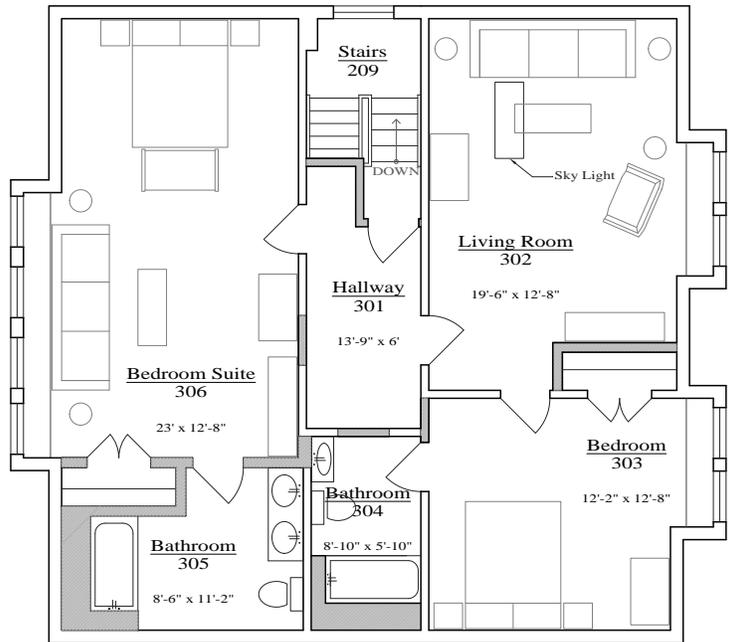
Proposed Basement



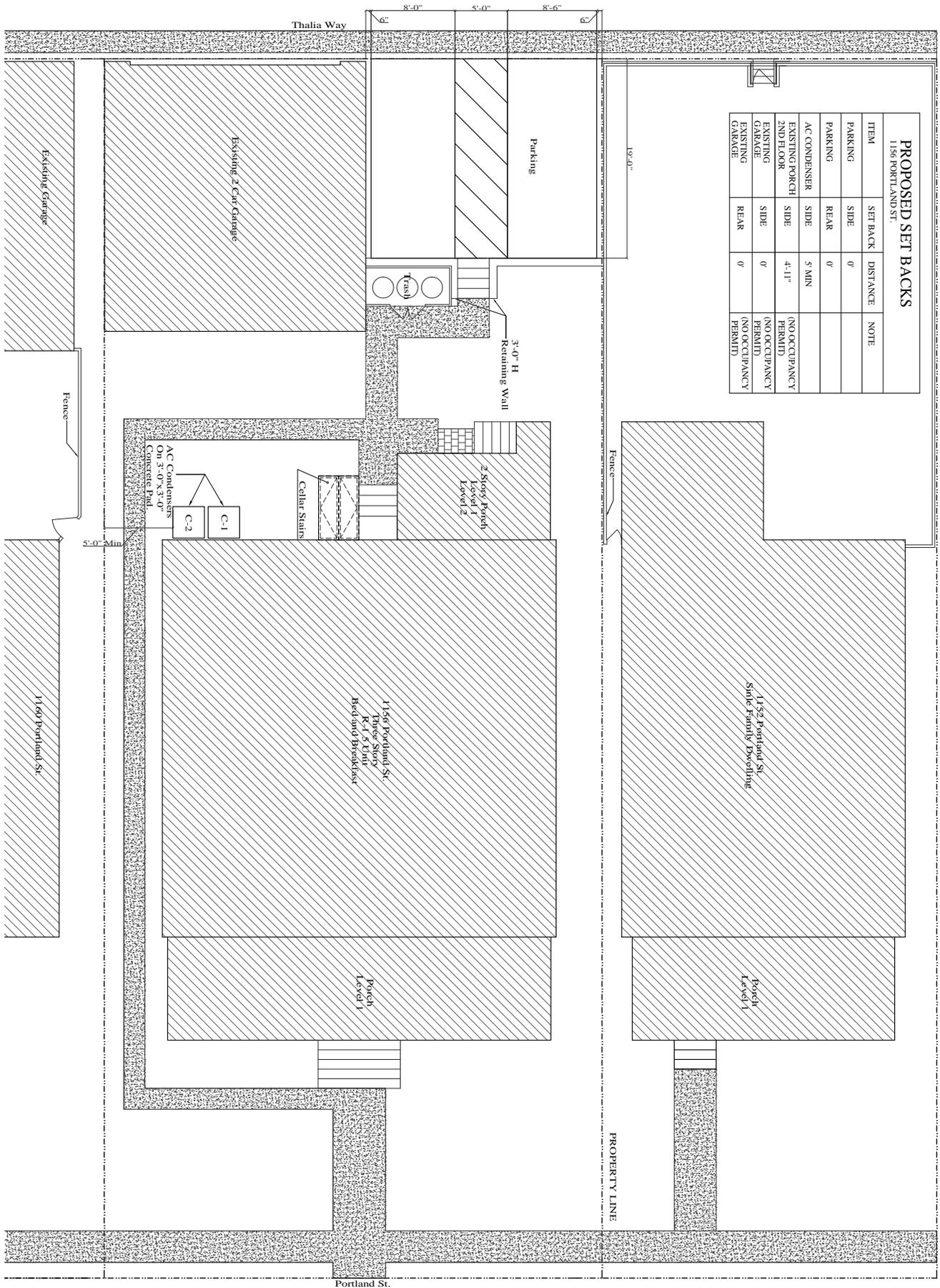
Proposed Level 1



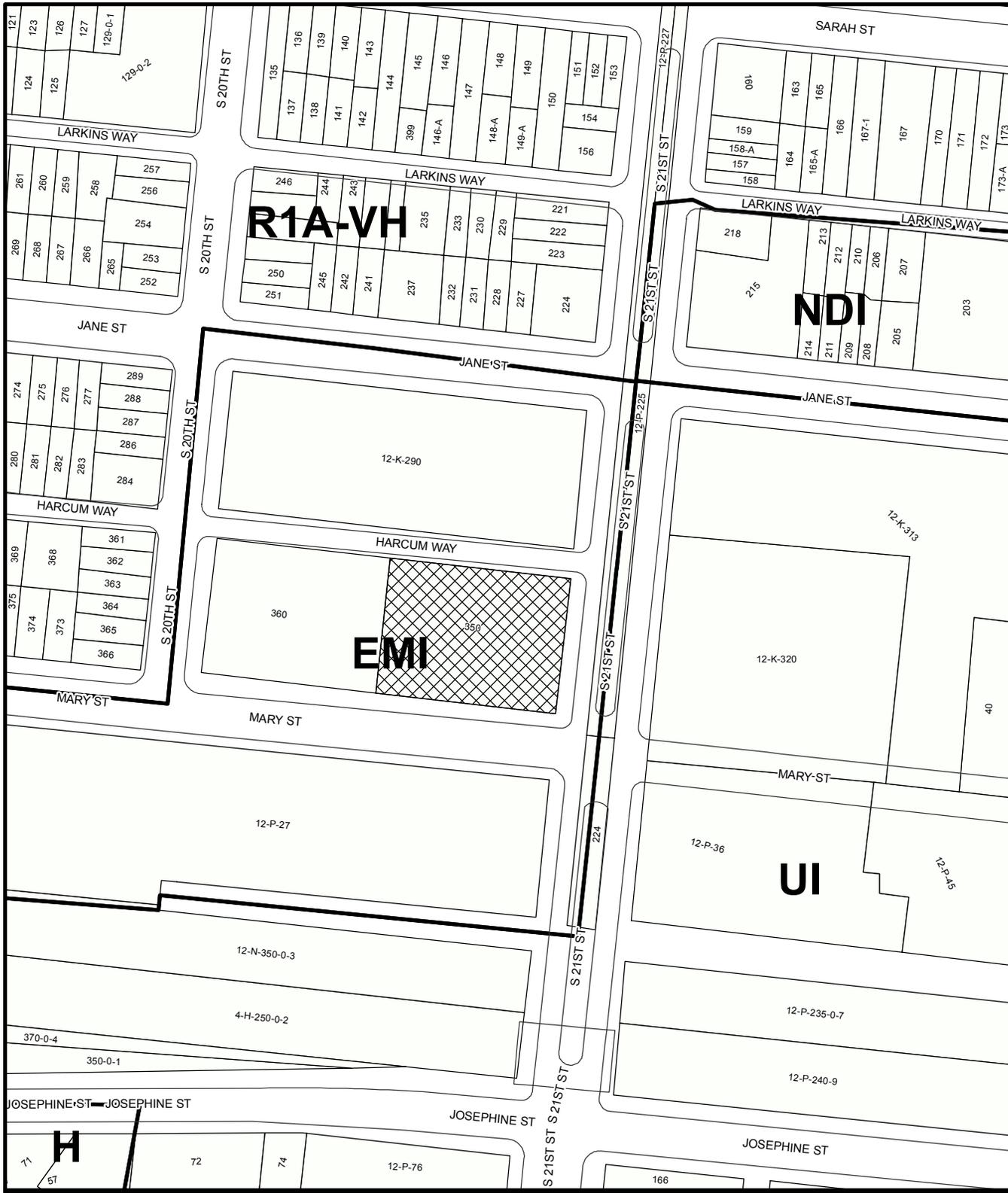
Proposed Level 2



Proposed Level 3



Proposed Site, 5' ADA Parking Asile

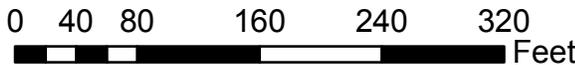


**PROPOSED ZONING CHANGE**

AREA OF PROPOSED CHANGE:  
 FROM: EMI - EDUCATIONAL/MEDICAL INSTITUTIONAL  
 TO: UI - URBAN INDUSTRIAL

 ZONING CHANGES

DEPARTMENT OF  
 CITY PLANNING



CITY OF PITTSBURGH  
 MAY 2015



**CITY OF PITTSBURGH**  
 DEPARTMENT OF CITY PLANNING  
 ZONING • DEVELOPMENT REVIEW  
 200 ROSS STREET • THIRD FLOOR  
 PITTSBURGH • PENNSYLVANIA • 15219

**ZONE CHANGE PETITION**

**Address** 2015 Mary Street, Pittsburgh, PA. 15203

**Owner:** 2015 Mary Street LLC  
**Address:** 2933 Mary Street, Pittsburgh, Pa. 15203  
**Phone:** 412-330-0714

**Applicant / Agent:** David J. Montgomery, Esquire  
**Address:** 100 Rosa Street, Suite 510, Pittsburgh, PA 15102  
**Phone:** 412.904.2641

Property owners or representatives of property described who join this petition.

Owner's Name	Property
2015 Mary Street LLC	2015 Mary Street, 12-K-00350

*If additional space is required, list on a separate sheet and attach.*

**Block & Lot:** 12-K-00350 **Ward:** 17th Ward  
**Sq. ft. of site:** 18,720 SQFT **or, number of acres:** \_\_\_\_\_  
**Existing Zoning** EMI Zoning District **Proposed Zoning:** UI Zoning District

**Present use of site:**  
Manufacturing/warehouse/office  
 See also attached memorandum.

**Proposed use & improvements:** *(attach map of proposed zone change area)*  
Continuance of current uses and expansion of residential. See also attached memorandum.  
*(if additional space is required, attach a separate sheet)*

ZONE CHANGE PETITION JANUARY 2006

**STATEMENT OF TRUTH**  
 COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

Deponent, being duly sworn, says that they are the:

- Owner of record of the property for which this application is made, and that all the statements and data furnished with this application is true and correct.
- Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such owner to all terms and conditions of any Occupancy permit issued pursuant to this application, and that all the statements and data furnished with this application are true and correct.

Sworn to and subscribed before me this 19<sup>th</sup> day of May 2015.

[Signature] Notary Public [Signature] Applicant (signature) David Montgomery Applicant (printed)

**RECORD OF ACTIONS** *(to be completed by City Planning)*

**Address** \_\_\_\_\_ **Check #** 1733 **PAID \$** 1250.00  
**Date Filed** \_\_\_\_\_ **Land Use #** 778  
**Zoning District** \_\_\_\_\_ **Zone Change #** C-787  
**Proposed Zoning** \_\_\_\_\_

**Planning Commission recommendation**  
 Approved  Denied **DATE OF ACTION** \_\_\_\_\_

**City Council action**  
 Approved  Denied **DATE OF ACTION** \_\_\_\_\_

NOTARIAL SEAL  
 J.G. SCHLOSSER, Notary Public  
 PITTSBURGH, ALLEGHENY COUNTY  
 Commission Expires Aug 27, 2015

## MEMORANDUM

TO: City of Pittsburgh Department of City Planning

FROM: 2015 Mary Street LLC

DATE: May 19, 2015

SUBJECT: Memorandum in Support of Rezoning of 2015 Mary Street

---

### **I. Introduction and Description of the Subject Parcel**

This Memorandum is submitted in support of the application to rezone 2015 Mary Street, Pittsburgh, Pennsylvania, 15203, Parcel No. 12-K-350 (the "Subject Parcel"). The Subject Parcel is 18,720 s.f. and is improved with a 33,657 s.f., two-story brick warehouse-type building. See Property Photograph, Attachment A.<sup>1</sup> From 1892 through 2011, the Subject Parcel was the headquarters for the Marshall Elevator Company. In 2011, Otis Elevator acquired Marshall Elevator. The building has historically been used for the manufacturing and assembly, storage and maintenance of elevator equipment, with office uses, and is now currently vacant. See, e.g. November 14, 1972 Certificate of Occupancy, Attachment B. On or about May 8, 2015, 2015 Mary Street LLC (the "Owner"), acquired the Subject parcel. The Owner intends to continue the current use(s) with the prospect of residential development in the future.

### **II. Description of the Rezoning Request**

Prior to the 1990s, the Subject Parcel was located in an M3, Manufacturing Zoning District. Upon information and belief, in the 1990s, despite the fact that the Subject Parcel has never been used or owned by a Medical or Educational "Institution," the Subject Parcel was located in the newly created Educational/Medical Institution ("EMI") Zoning District.

As indicated on the attached zoning map, the Subject Parcel is located on the border of the neighboring Urban Industrial ("UI") Zoning District. See Zoning

---

<sup>1</sup> The Subject Parcel is bounded by Mary Street, 21st Street, Harcum Way but does not include the UPMC parking lot, Parcel No. 12-K-360 to the west of Subject Parcel.

Map, Attachment C. The Owner submits this rezoning application to rezone the Subject Parcel to locate it within the UI Zoning District, a designation consistent with its current and historic use.

**III. Pittsburgh Zoning Code Section 922.05.F criteria**

"not all of the criteria must be given equal consideration by the Planning Commission or City Council in making a decision"

**1. The consistency of the proposal with adopted plans and policies of the City.**

There is no adopted plan or policy that is particularly applicable to the zoning of the Subject Parcel.

**2. The convenience and welfare of the public.**

The proposed rezoning serves the public welfare by placing the Subject Parcel in a zoning district that is consistent with its historic and current use(s).

**3. The intent and purpose of this Zoning Code. See Zoning Code Section 901.03.**

The proposed rezoning is consistent with Zoning Code's stated purpose, in Section 901.03, of "encouraging and protecting the most appropriate use of land" because the Subject Parcel is designed for the uses expressly permitted in the UI Zoning District and it is not an "Institution" as defined for purposes of the EMI Zoning District.

Therefore, the purposes of the EMI District, as described by the Zoning Code, have no applicability to the Subject Parcel:

**905.03. - EMI, Educational/Medical Institution District.**

**905.03.A Purpose**

The EMI, Educational/Medical Institution District is intended to:

The current warehouse/industrial uses of the Subject Parcel are non-conforming under the current zoning. See Code Section 911.04 (“Use Standards”) (Manufacturing and Assembling).

**6. The extent to which approval of the proposed zoning text amendment will detrimentally affect nearby property.**

The proposed rezoning will not have any negative impact on nearby properties. The neighboring institutional uses are already compatible with the adjacent UI Zoning District. Furthermore, the Zoning Code’s Residential Compatibility Standards offer safeguards for residential uses located on nearby properties.

**7. The length of time the subject property has remained vacant as zoned.**

The Subject Property has been vacant since the May 2015 sale to the current owner.

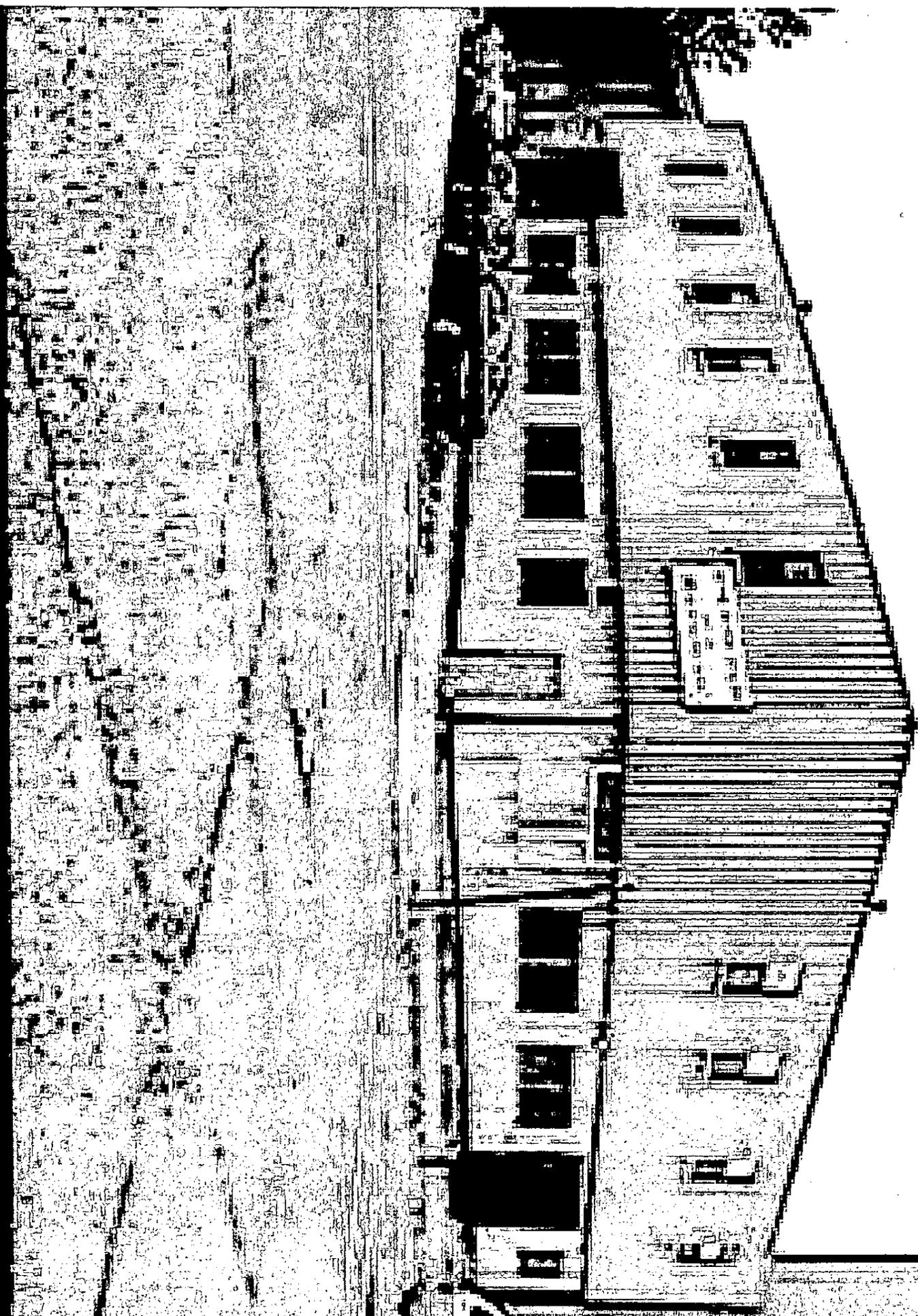
**8. Impact of the proposed development on community facilities and services.**

The rezoning of the Subject Parcel will facilitate community facilities and services in the event of future development. It is anticipated that future development would entail new sidewalks, landscaping, and remodeling, as well as possible additional neighborhood employment.

**9. The recommendation of staff.**

To be determined.

0012K003500000000



ATTACHMENT A

**CERTIFICATE OF OCCUPANCY**  
**CITY OF PITTSBURGH**

Location 2015 Mary St. Ward 17

Permitted Occupancy Fabricating and assembling Elevator Cars and Parts and  
incidental Offices and Storage

Owner Marshall Elevator Company Address 2015 Mary St., Pgh., Pa. 15203

Lessee \_\_\_\_\_ Address \_\_\_\_\_

Permission is hereby granted for the occupancy above described.

November 14, 19 72

No. 25971

*James J. [Signature]*  
Superintendent, Bureau of Building Inspection.





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: **KING PENGUIN OPP. FUND** Phone Number: ( )

Address: **590 MADISON AVE** City: **NEW YORK** State: **NY** Zip Code: **10022**

2. Applicant/Company Name: **PRAFFMANUT ASSOC.** Phone Number: ( )

Address: **223 9TH AVE** City: **PITTSBURGH** State: **PA** Zip Code: **15222**

Applicant/Contractor ID:(assigned by the City)

3. Development Name: **THE PITTSBURGHER (FORMERLY THE LAWYER BLDG.)**

4. Development Location: **PITTSBURGH**

5. Development Address: **428 FORBES AVE.**

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

Proposed Zoning District: **NA**

Present Use of Site:  
(Select from attached list) **OFFICE**

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

Certificate of Occupancy#: Date Issued: Existing Use of Property:

8. Estimated Construction: Start Date: **9/1/2015** Occupancy Date: **CURRENTLY OCCUPIED** Project Cost: \$ **3million**

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): **OFFICE**

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:  
**RENOVATION OF PENTHOUSE, CANOPY AND MEP INFRASTRUCTURE.**

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/>)



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

DEVELOPMENT REVIEW APPLICATION

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: 0 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
<u>25 STORIES</u>		<u>255'</u>		
Main Structure	<u>25</u>	<u>306 (EST)</u>	<u>NO CHANGE</u>	
Proposed Addition/Extension			<u>PENTHOUSE PARAPET/SCREEN</u>	

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

Type	Quantity	Height	Notes	Height
<u>ROOF TOP SCREEN</u>	<u>2</u>	<u>10 FT</u>	<u>NA</u>	<u>13'-6"</u>

16. Number of Dwelling Units:  
 Existing to Remain: NA    Proposed: 0

17. Lot Area: 10,162 sq ft

18. On Site Parking:  N/A

	Existing	Proposed
Full (8 1/2' x 19')		
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



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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**DEVELOPMENT REVIEW APPLICATION**

**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:

- |  |   |
|--|---|
| <u>0</u> New Water Service Connection(s) | <u>0</u> Termination of Existing Water Service Tap(s) |
| <u>0</u> New Sewer Service Connection(s) | <u>0</u> 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.

*ALSO PART OF SEPARATE APPLICATION FOR VARIANCE*

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

Applicant Signature:

PITTSBURGHER



**Lawyer's Building Renovation:**

# **THE PITTSBURGHER**

**Planning Commission Submission**

**Phase 1 Exterior Renovations**

- **New Cooling Tower & Enclosure**
- **Mural & Painted Sign**
- **Renovated Canopy**
- **Future Rooftop Expansion**

29 May 2015

**PFAFFMANN + ASSOCIATES**



# THE PITTSBURGHER

*The Pittsburgher name celebrates the transformation of the Lawyer's Building into affordable, modern office space with a nod to its history...*

PIETTSBURGHER

# THE PITTSBURGHER

## Historic Overview

### Period of Significance: 1928-1961

- 1928—Opened under Knott Hotels management
- 1961—Sold by Knott to Harris Realty; and the end of Joe Duddy's tenure as "the dean of Pittsburgh hotel managers"

### Architect

- HL Stevens & Company. NYC, Chicago, San Francisco
- Hotel and apartment house specialists
- Ruskin Hall (former Ruskin Apartments) at Pitt

### Structural Engineer

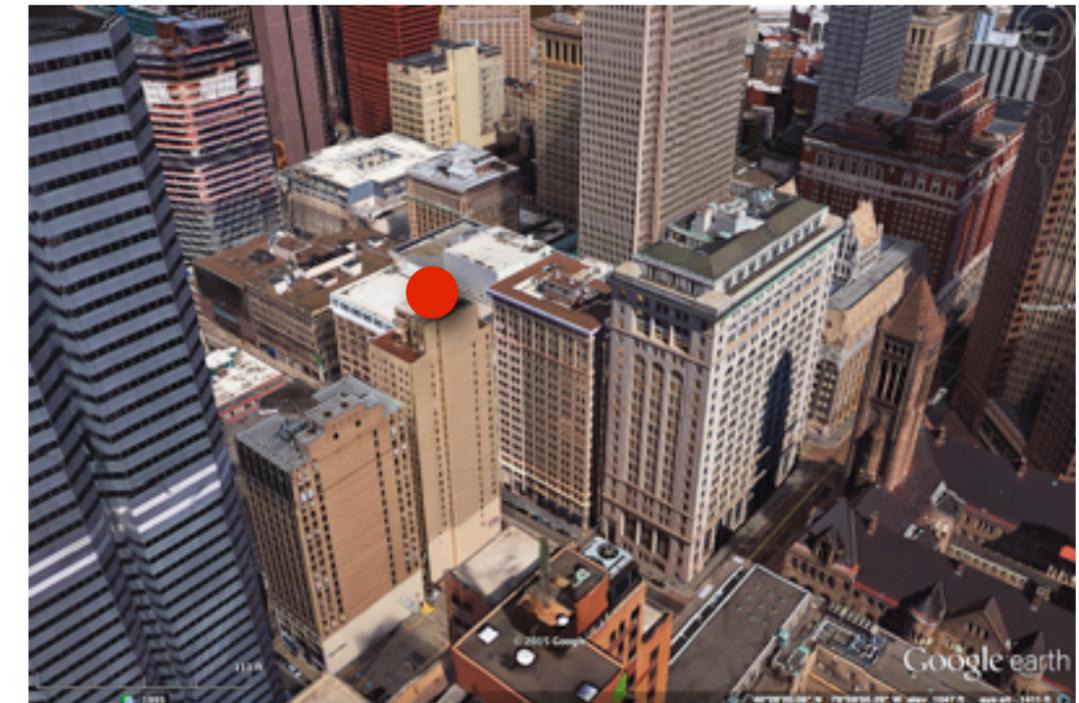
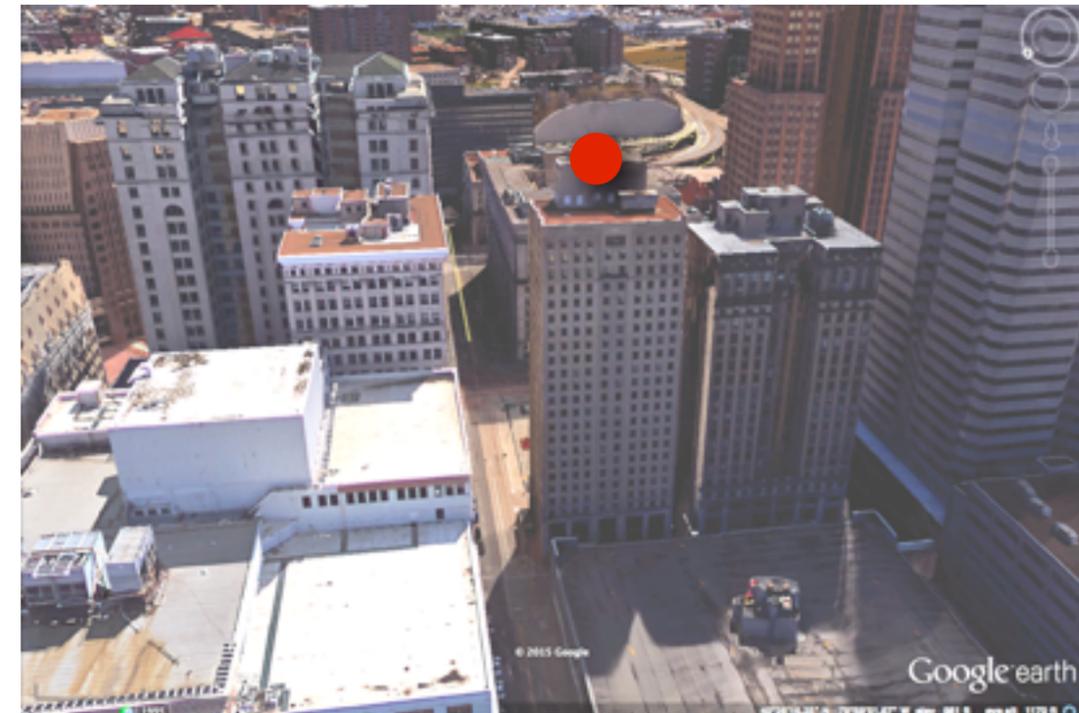
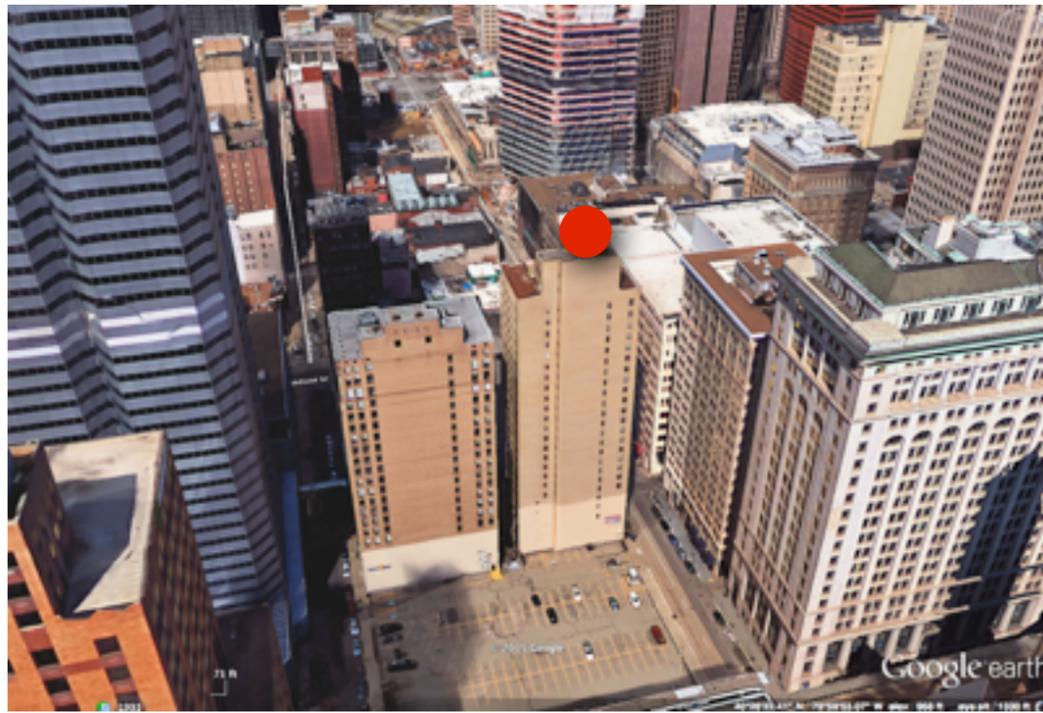
- HG Balcom
- Best known for the Empire State Building

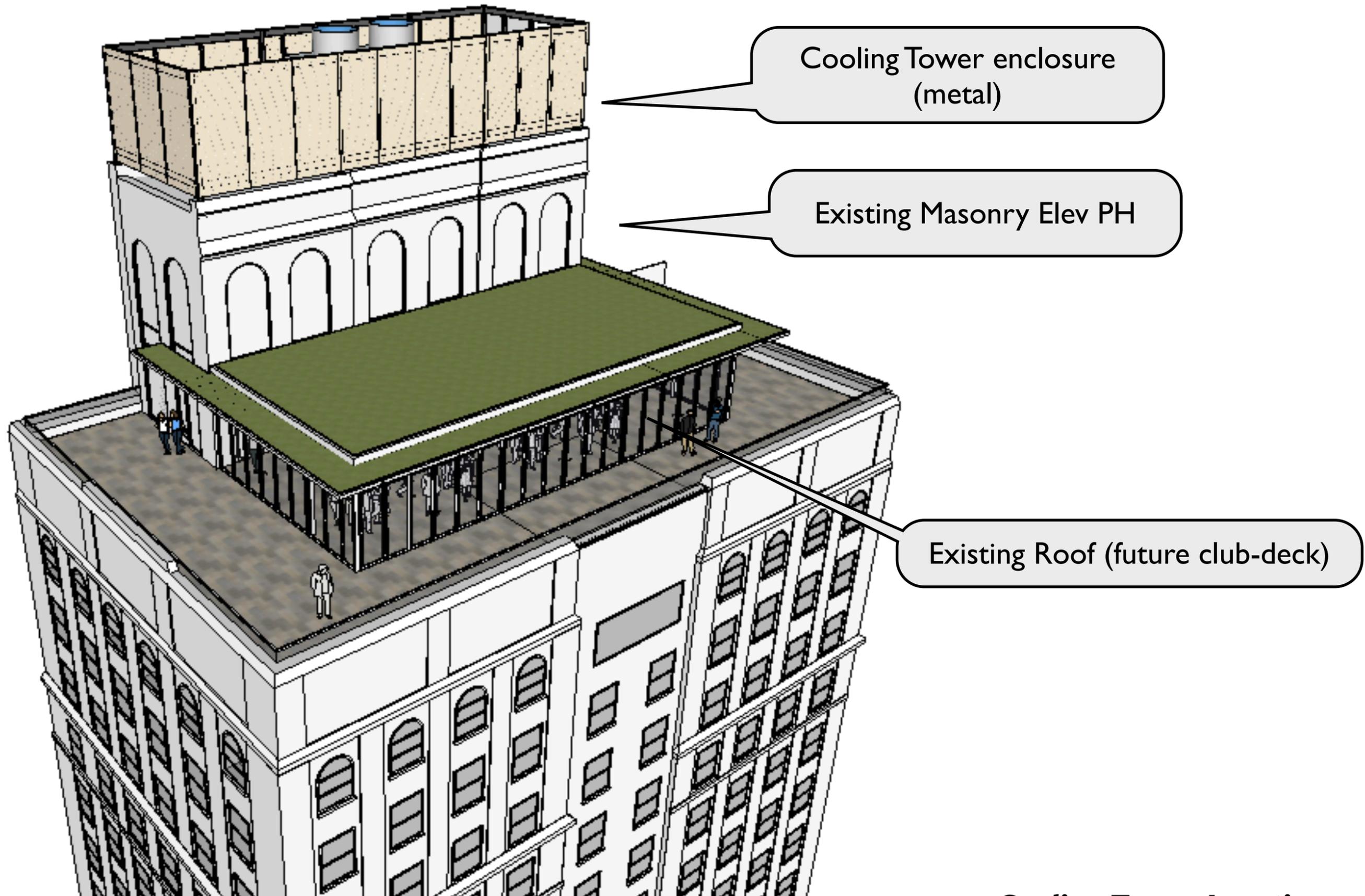
### Contractor

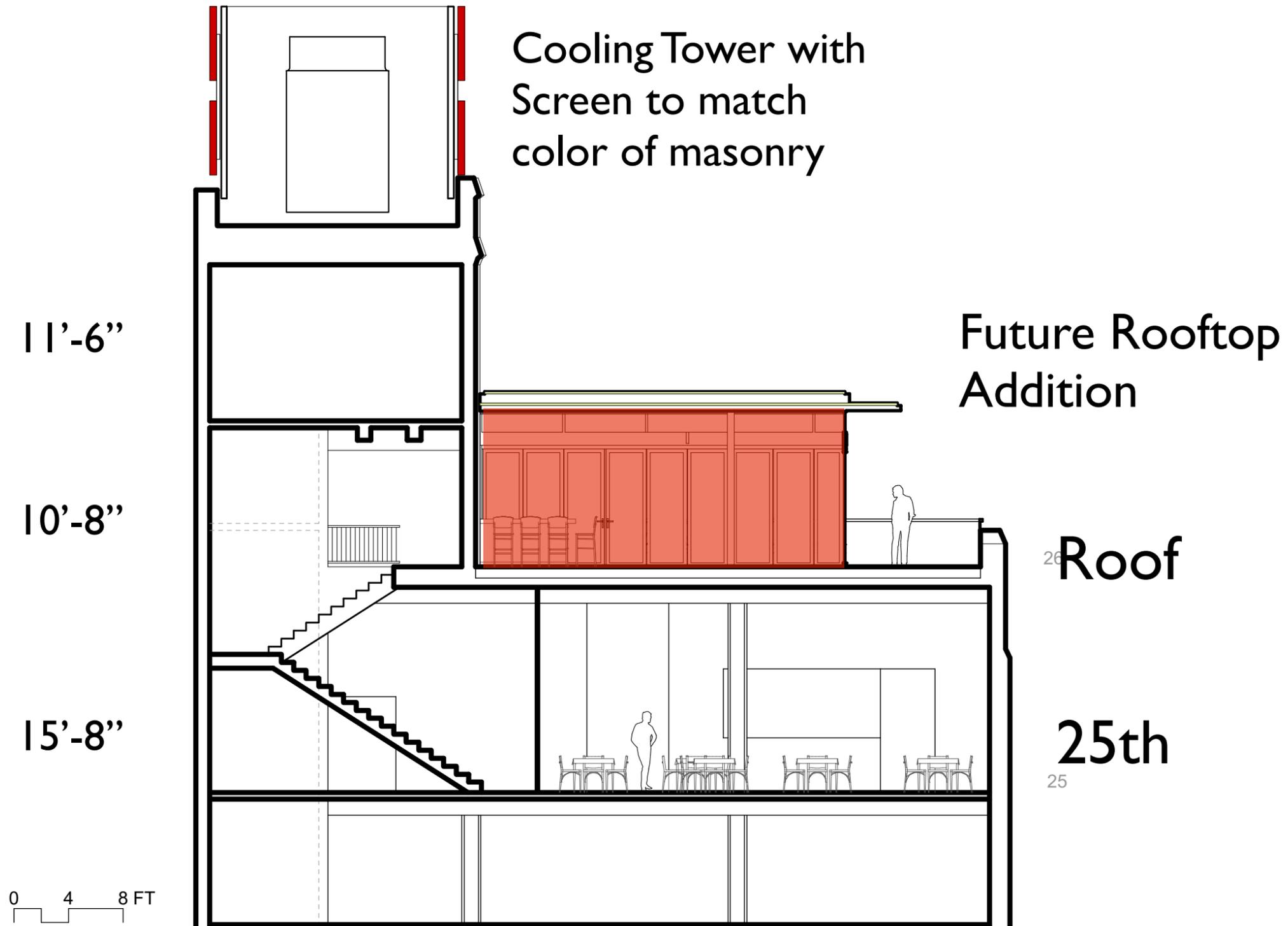
- McClintic-Marshall Construction
- Best known for the Golden Gate Bridge and Panama Canal

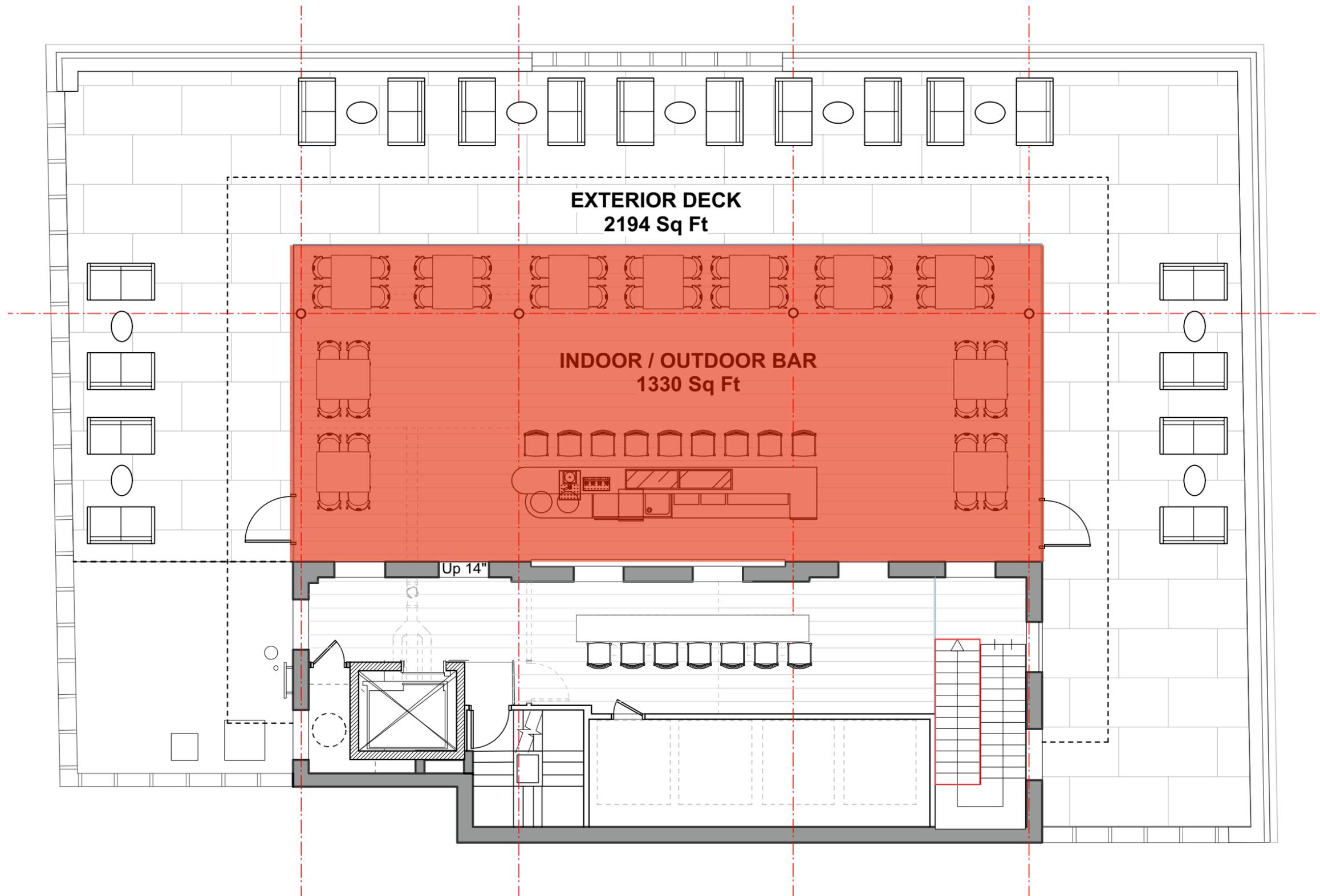


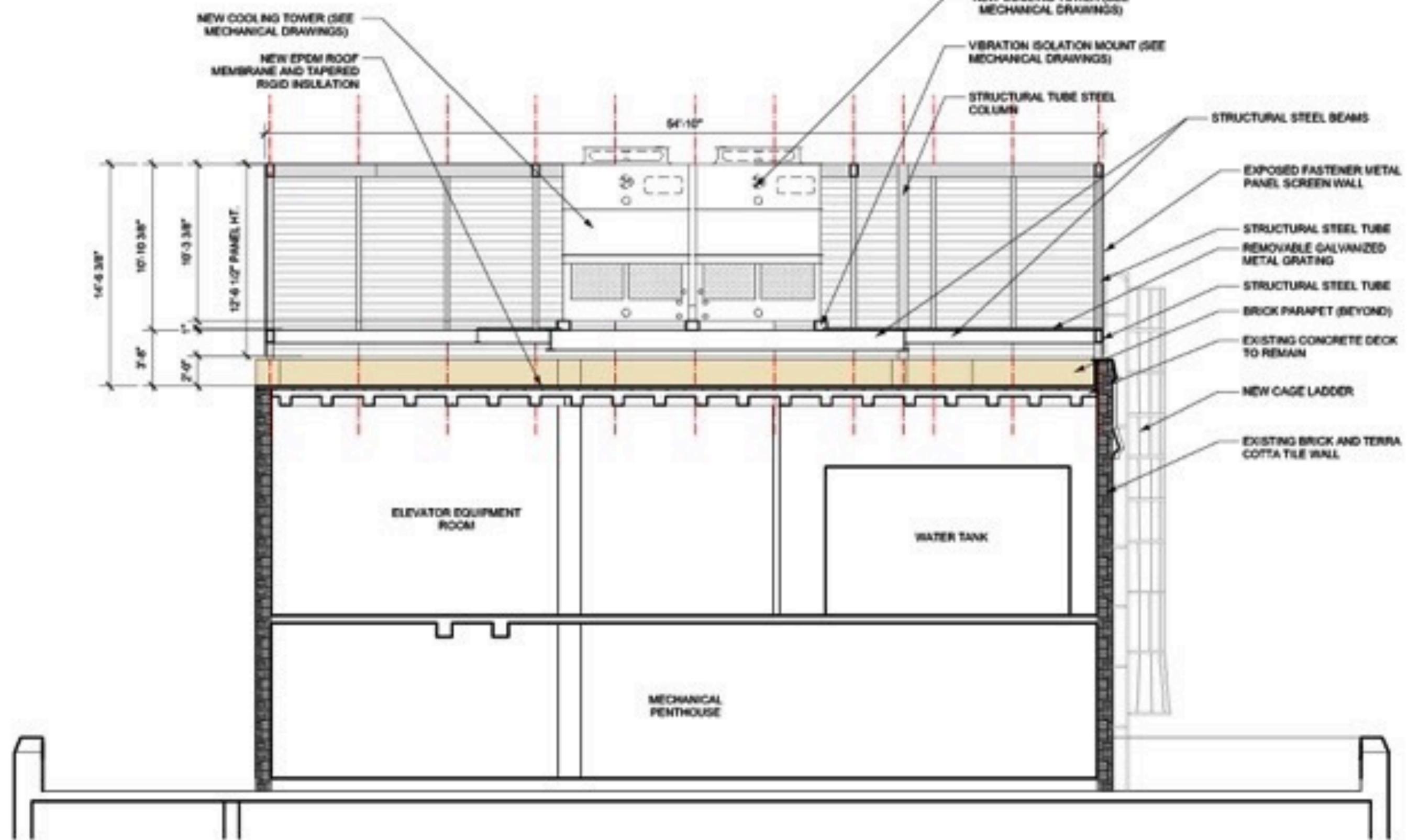






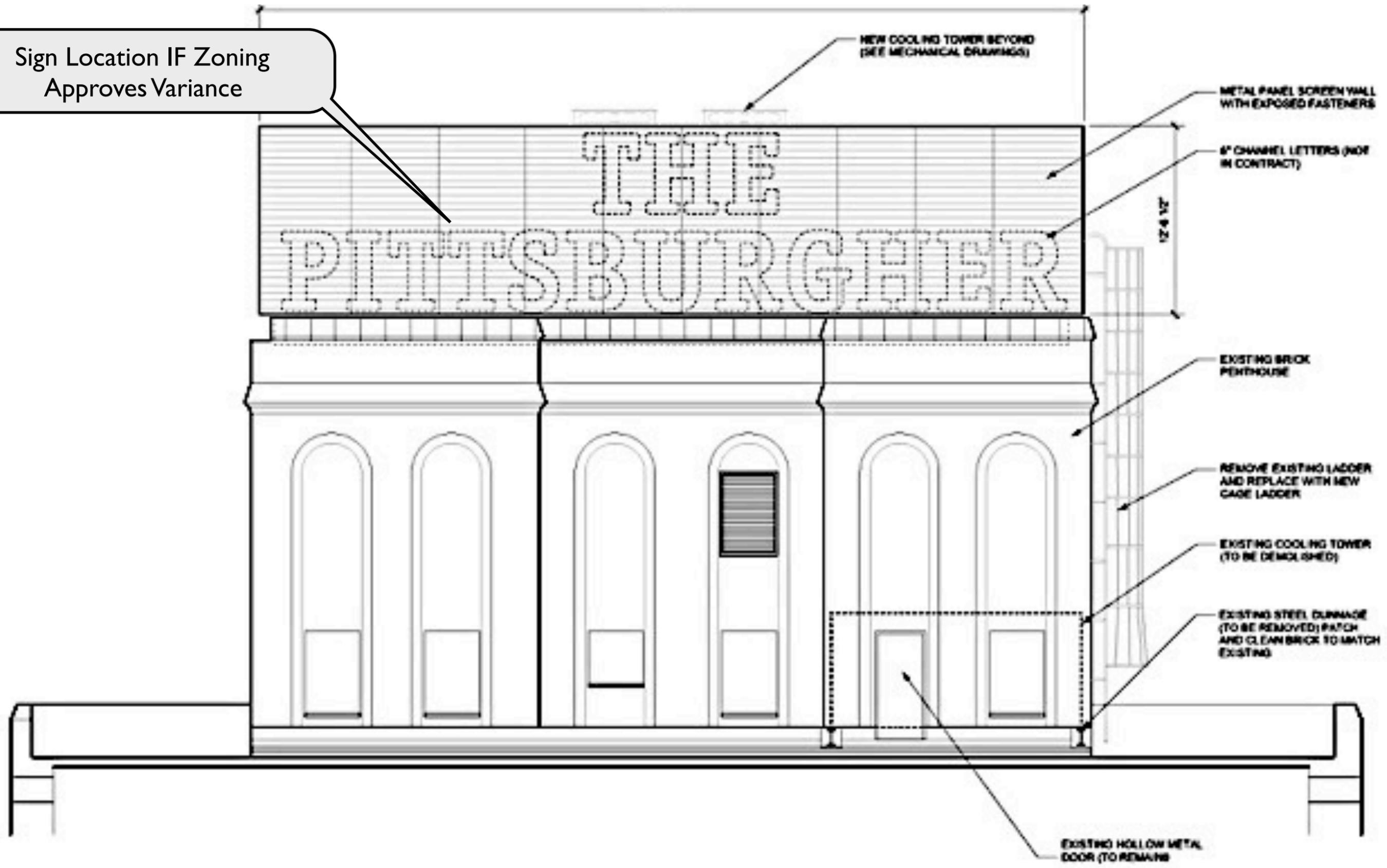




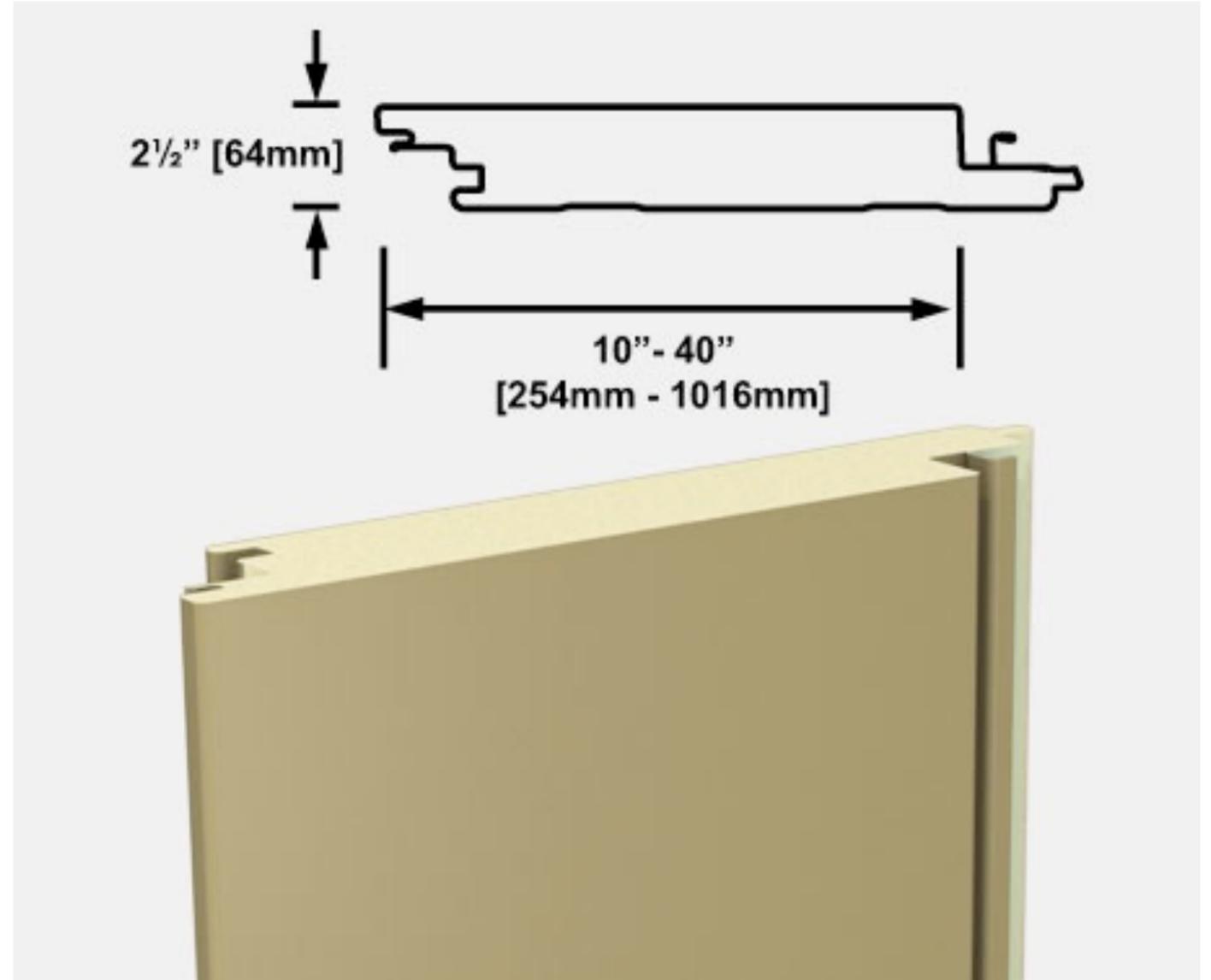
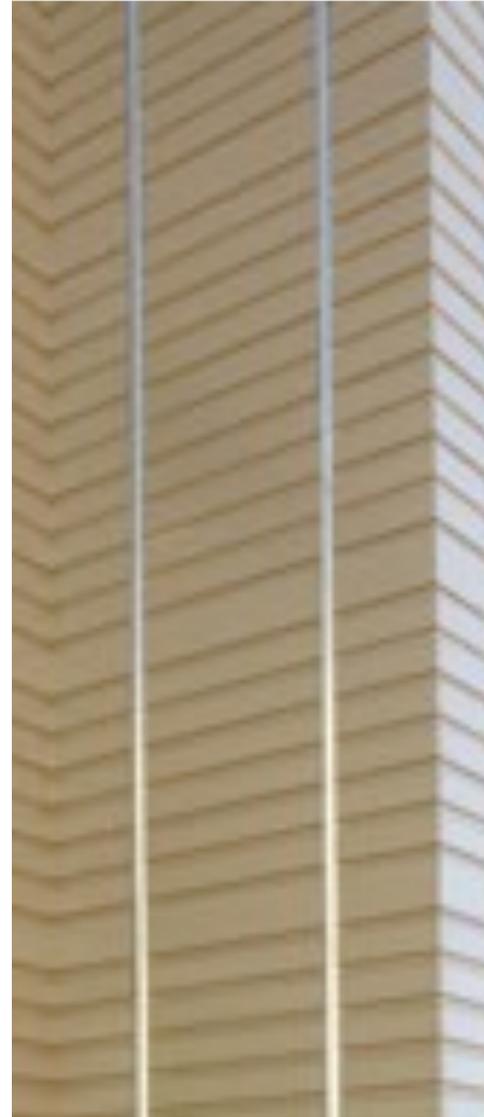


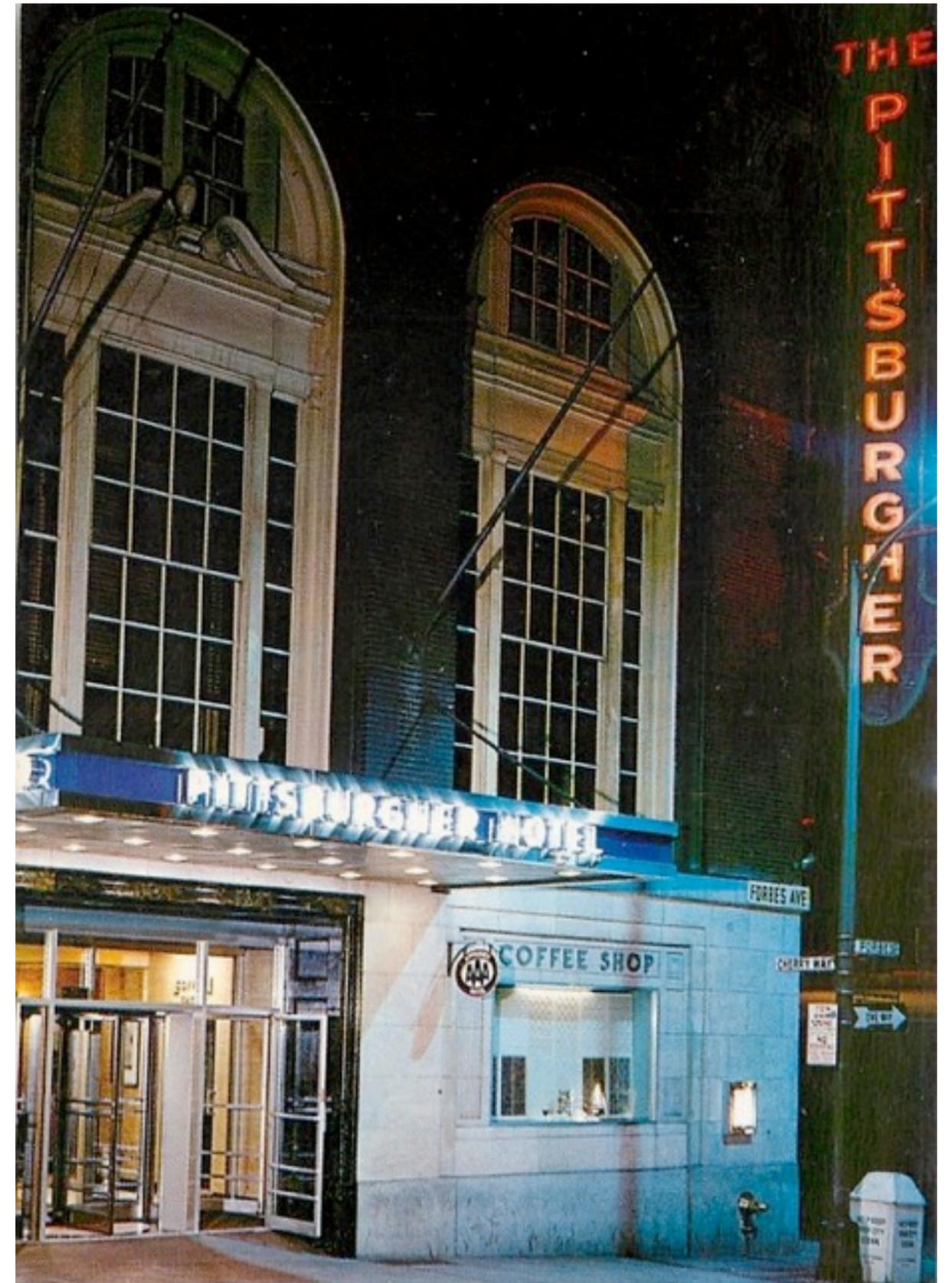
Cooling Tower Wall Enclosure Section

Sign Location IF Zoning Approves Variance



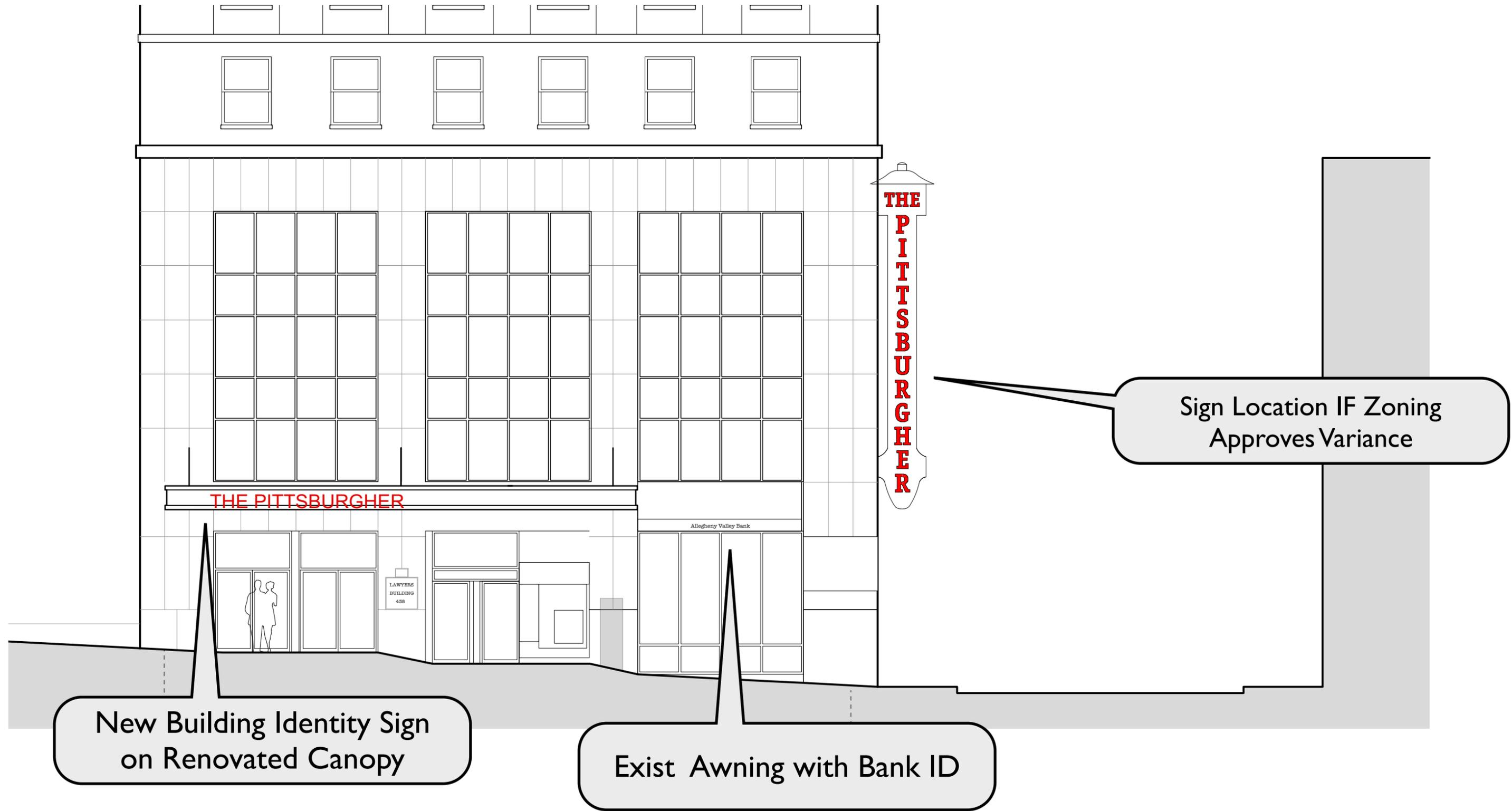
1 Cooling Tower Enclosure West Elevation  
Scale: 3/16" = 1'-0"





Lawyer's Building Renovation  
**THE PITTSBURGHER**

**Original Ground Floor Signs to be replicated**



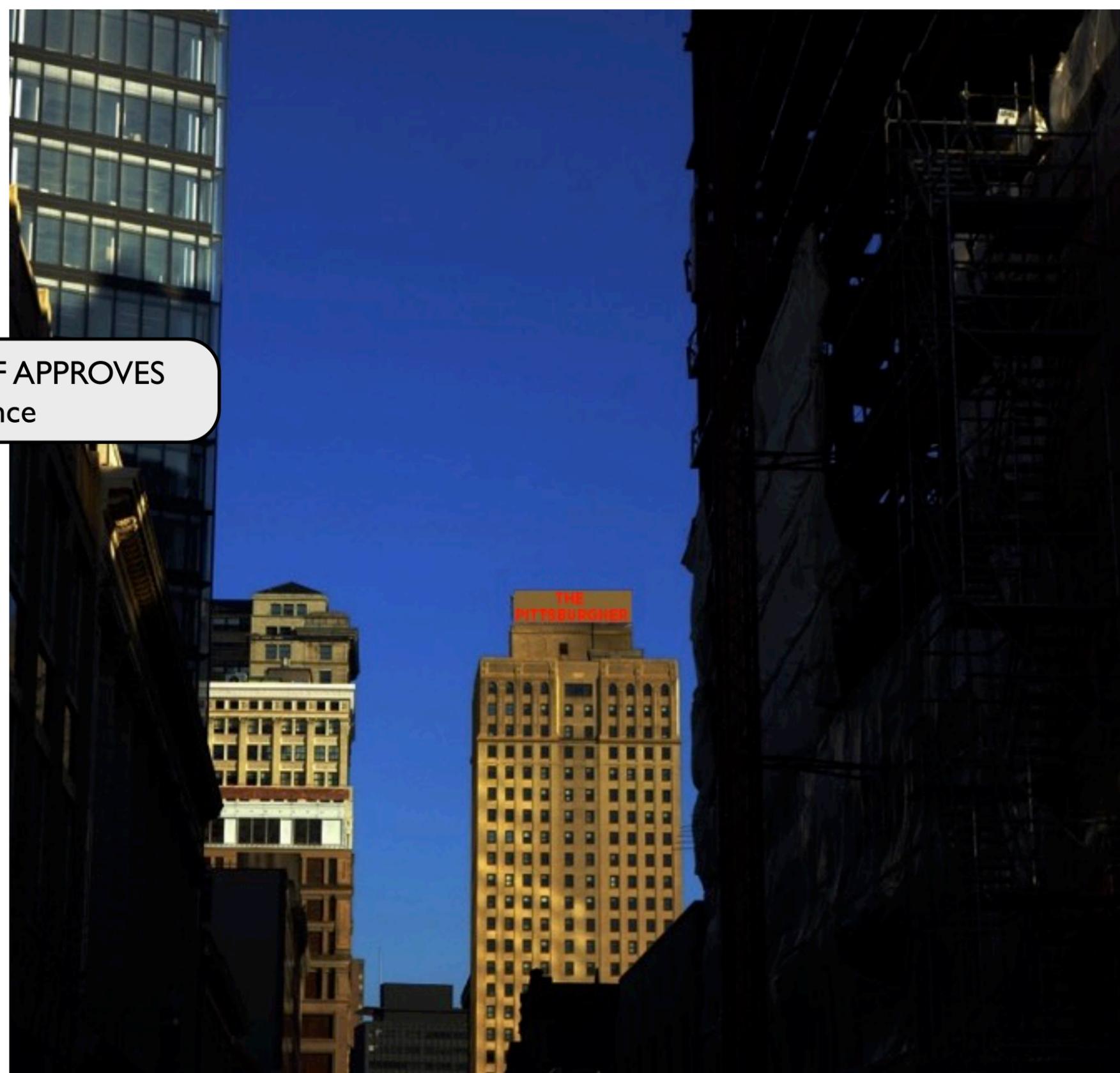


**Reviving the Historic Canopy & Corner "Blade" Sign**



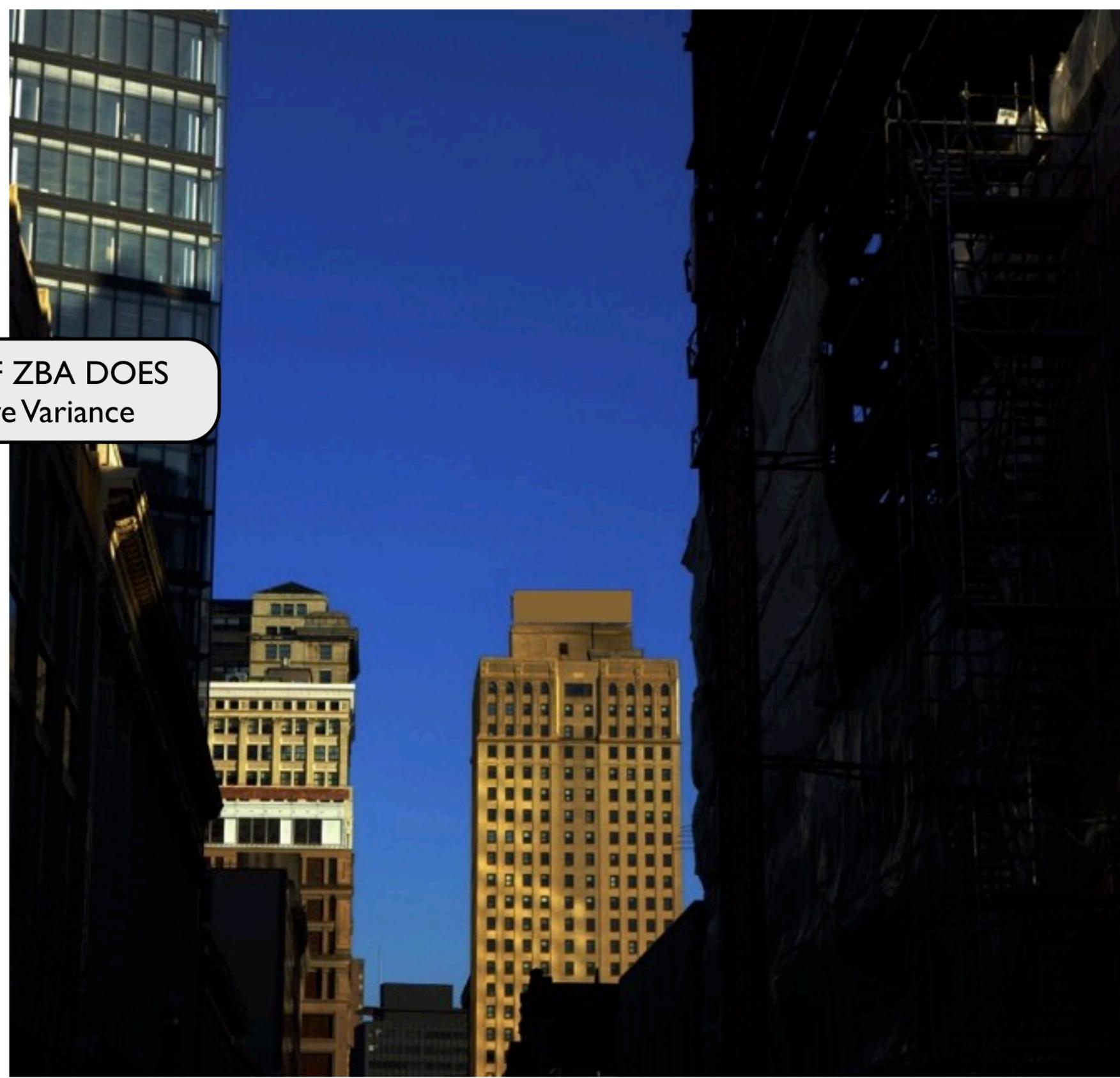


Sign Location IF APPROVES  
Variance





Sign Location IF ZBA DOES NOT Approve Variance





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

Office of the Zoning Administrator

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

PDP 15-086

Date Filed:

5/29/15  
(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: The Residence of Wood Street Phone Number: (412 ) 765-2532

Address: 301 Wood Street City: Pittsburgh State: PA Zip Code: 15219

2. Applicant/Company Name: David Noss/RSH Architects Phone Number: ( 412 ) 429-1555 x 28

Address: 363 Vanadium City: Pittsburgh State: PA Zip Code: 15243

Applicant/Contractor ID:(assigned by the City)

3. Development Name: The Residence of Wood Street

4. Development Location: 301 Wood Street, Pittsburgh PA 15219

5. Development Address: 301 Wood Street, Pittsburgh PA 15219

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

Proposed Zoning District: NA

Present Use of Site:  
(Select from attached list) NA

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

Certificate of Occupancy#: 53203 Date Issued: 5-5-1988 Existing Use of Property: Offices & SRO

8. Estimated Construction: Start Date: / / Occupancy Date: / / Project Cost: \$ 150,000

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): 5 SRO

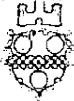
10. Select the Type of Work:

- New Construction, New
- New Construction,
- Change in Use Only
- Renovation, Interior
- Renovation, Exterior
- Renovation, Change in Use

11. Describe the Development:

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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**DEVELOPMENT REVIEW APPLICATION**

**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:	0	sq ft
Existing to be Retained:	119,514	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	0	sq ft
Building Footprint:	0	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	16	196'	16	196'
Proposed Addition/Extension				

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


**16. Number of Dwelling Units:**  
 Existing to Remain: 259                      Proposed: 259

**17. Lot Area:** 9,770 sq ft

**18. On Site Parking:**  N/A

	Existing	Proposed
Full (8 1/2' x 19')		
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



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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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**DEVELOPMENT REVIEW APPLICATION**

**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:

<u>  0  </u> New Water Service Connection(s)	<u>  0  </u> Termination of Existing Water Service Tap(s)
<u>  0  </u> New Sewer Service Connection(s)	<u>  0  </u> 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: 



