



**Division of Development Administration and Review**  
 City of Pittsburgh • Department of City Planning  
 200 Ross Street • Third Floor  
 Pittsburgh, PA 15219

**CONDITIONAL USE APPROVAL APPLICATION**

CAF 1002

Date Filed: 1-29-14

Fee: \$                     

CUA Number: 744

File Number: C-771

Zoning District: R10-M

Ward/Tract: 13

Property Address: 134 E. Elizabeth St., Pittsburgh, PA 15207

I/We Anne Chen, AIA, LEED AP, Principal; GBBN/ EDGE studio Architects

5411 Penn Ave. Pittsburgh, PA 15206  
*Mailing Address*

[412] 345-5005  
*Phone Number*

hereby petition the City Planning Commission for a Conditional Use for:  
Propel Schools: Pittsburgh Charter School

which City Council is permitted to approve under Section Number 922.06 of the  
 Zoning Ordinance. *(Indicate only the section, subsection, paragraph and appropriate item by number.)*

The property involved in this application is bounded and described as follows:  
Building was constructed prior to 1920 as a Parish School for St. Stephen Catholic Church. It  
was used as an elementary school until fairly recently. The school has an adjacent asphalt lot  
on one side, and is bounded by East Elizabeth St., Gertrude St. and rear lots on the other side.  
The proposed use of the school would be to accommodate a maximum of 300 students from K  
through 6<sup>th</sup> grades. The school will operate from Monday- Friday.

My/Our interest in the subject property is:  Owner  Purchaser  Lessee  
 Agent  Other,                                     

Following are the signatures of property owners or accredited representatives of owners of  
 record property described who join this application. *(List additional names on a separate sheet.)*

Owner's Name	Location of Property	Mailing Address
<u>SEE ATTACHED LETTER</u>		

In brief, the type of use and improvements proposed are as follows (indicate whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings):

Minor modifications are proposed to the exterior of the building to repair the envelope and to accommodate handicap accessibility. Interior improvements include accessibility provisions and upgrades to life safety systems as appropriate to meet building code requirements. Modern systems such as energy efficient lights and data communications will be provided.

The applicant considers that the particular property in question is appropriate and desirable for the proposed use and that this use will not be detrimental to the immediate neighborhood because:

The building was constructed and utilized for educational purposes and is centrally located to the population that it serves. Only minor modifications are required to facilitate its continued use as a modern school. The traffic and parking plan submitted shows that these operations can be accommodated without detriment.

The following is factual and other data and material indicating how the proposal will comply with the conditions specified in the provisions set forth in the ordinance for the proposed Conditional Use:

Visual impact is improved through the maintenance and occupancy of the building for its intended purpose. Transportation, operational, and health and safety impacts are minimal and non-detrimental as shown in the attached transportation plan, and given the building's Intended use. When operated as a catholic school, class sizes were considerably larger. It is estimated enrollment was as large as 720 students.

STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY)ss

Deponent, being duly sworn, says that he is 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.

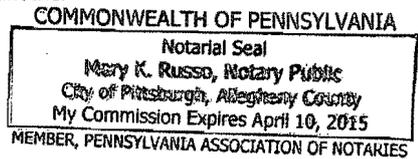
Sworn to and subscribed before me this 5 day of FEB 20 14.

Mary K Russo 4/10/15  
Notary Public My Commission Expires:

[Signature]  
Applicant's Signature

Note: This application must be filled out completely with full answers to every question and statement. There must attached to this application a copy of the application for occupancy permit which is to be submitted to the Zoning Administrator if this Conditional Use is approved and a site plan(s) at a scale no smaller than 1" = 100' showing as proposed:

- Topography
- Location of main and accessory structures on the site and in relation to one another
- Traffic circulation features within the site
- Height and bulk of structures
- Provision of automobile parking space
- Provision of other open space on the site
- Landscaping, paving, fences and walls on the site
- Display of signs



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If more space is required, attach a separate sheet and make a specific reference to the question being answered.



## ***St. Stephen Parish***

5115 Second Avenue, Pittsburgh, PA 15207

412-421-9210 Fax 412-421-6421

E-mail: [saintstephen@verizon.net](mailto:saintstephen@verizon.net)

<http://www.ststephen-hazelwood.org/>

January 28, 2014

To whom it may concern:

This letter is to authorize Propel Charter School-Hazelwood and their designees to apply for zoning and approvals and building permits for the Saint Stephen's school on Elizabeth Street in Hazelwood. It is our intent to lease the school to them.

If you have any questions regarding this authorization, please do not hesitate to contact me.

Sincerely,

Vincent G. Stegman  
Pastor – St. Stephen Parish

## Propel Hazelwood

### Traffic Plan

#### Student Traffic

During arrival the bus drop off and student entrance will be on the Gertrude St. side of the building. Since all the buses do not arrive at the same time there is ample room for the arriving vehicles. Arrival time for buses will be from 8:00am-8:25am. Bus traffic will enter Gertrude St. from the north off E. Elizabeth St. An estimated 20-30 students, of the potential 300 will either walk or be dropped off and will also utilize the Gertrude St. entrance.

It is estimated that 8-9 buses of varying size will need to stage for dismissal at 3:30pm. The majority of the buses can park on Gertrude St. in front of the school with 1 or 2 around the corner on E. Elizabeth St. if needed.

#### Staff Traffic/Parking

It is estimated that 25 staff members will work at Propel Hazelwood. Staff will park in the lot at 121 E. Elizabeth St. across from the school. This lot will accommodate <sup>20</sup> 15 cars. The remainder of the staff will use on-street parking. It is estimated that approximately 32 cars can be parked on East Elizabeth St. between 2<sup>nd</sup> Avenue and Gertrude Street.

#### Visitors

Parents and visitors to the school may use on-street parking on E. Elizabeth St. and Gertrude St.

#### Handicap Parking

Handicap parking spaces will be available in the lot directly behind the school.



**LEGEND**

-  Fence
-  Property Line
-  Existing Parish School Building
-  Area to be Occupied by Propel School

**SITE PLAN** SCALE 1:50

FORMER ST. STEPHENS PARISH SCHOOL; 425 EAST ELIZABETH STREET

2014.01.30





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>Pmc Property Group</u>		Phone Number: <u>(215) 681-7405</u>	
Address: <u>915 Penn Ave</u>	City: <u>Pittsburgh</u>	State: <u>PA</u>	Zip Code: <u>15222</u>
2. Applicant/Company Name: <u>SEAN BEASLEY</u>		Phone Number: <u>(412) 263-3800</u>	
Address: <u>925 Liberty 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:			
4. Development Location: <u>717 LIBERTY AVENUE 231 7th Street Pittsburgh PA 15222</u>			
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: <u>3/19/14</u>		Occupancy Date: <u>9/8/2014</u>	Project Cost: \$ <u>2.25</u>
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html">http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html</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>92, 104</u>			
10. Select the Type of Work:			
<input checked="" 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: <u>A bridge addition at the mezzanine level to connect the Benedum Center and Clark Building on the 7th Street facade. Interior finishes work, Plumbing, HVAC</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> )			



**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 (1)  Recreational  Industrial  Institutional

**14. Gross Floor Area:**  
 Existing to be Razed: 0 sq ft  
 Existing to be Retained: 15,395 sq ft  
 Retained Area to be Renovated: 11,809 sq ft  
 To be Constructed: 100 sq ft  
 Building Footprint: 15,395 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure		30'-8"		
Proposed Addition/Extension			1	10'

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


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

**17. Lot Area:** 16,243 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 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:



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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



**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  
[www.city.pittsburgh.pa.us/cp/](http://www.city.pittsburgh.pa.us/cp/)

**Department of City Planning  
Zoning Office Counter**

200 Ross Street, Third Floor  
Pittsburgh, PA 15219  
(412) 255-2246  
[www.city.pittsburgh.pa.us/cp/html/land\\_use\\_control\\_and\\_zoning.html](http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html)

**City Zoning Code**

<http://www.municode.com/resources/gateway.asp?sid=38&pid=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**

Bureau of Public Space Management  
City-County Building, Room 301  
414 Grant Street  
Pittsburgh, PA 15219  
(412) 255-8850  
[www.city.pittsburgh.pa.us/pw/](http://www.city.pittsburgh.pa.us/pw/)

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

611 Second Avenue  
Pittsburgh, PA 15219  
(412) 255-2382  
[www.city.pittsburgh.pa.us/pw/](http://www.city.pittsburgh.pa.us/pw/)

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

Permit Counter  
441 Smithfield Street, Second Floor  
Pittsburgh, PA 15222  
(412) 255-2443  
[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/progstartfolder/plumbingstart.html](http://www.achd.net/progstartfolder/plumbingstart.html)

**Allegheny County Health Department (ACHD)**

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

**Allegheny County Health Department (ACHD)**

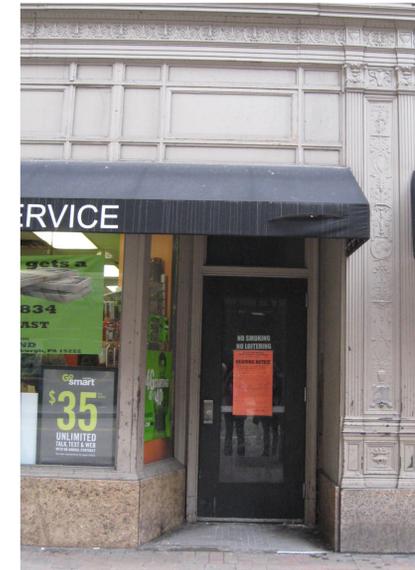
Housing and Community Environment  
3190 Sassafras Way  
Pittsburgh, PA 15201  
(412) 350-4046  
<http://www.achd.net/housing/commenvironstart.html>



7th St Street View



Secondary Entrance on Liberty Ave



Secondary Entrance on Liberty Ave



7th St Looking at Benedum



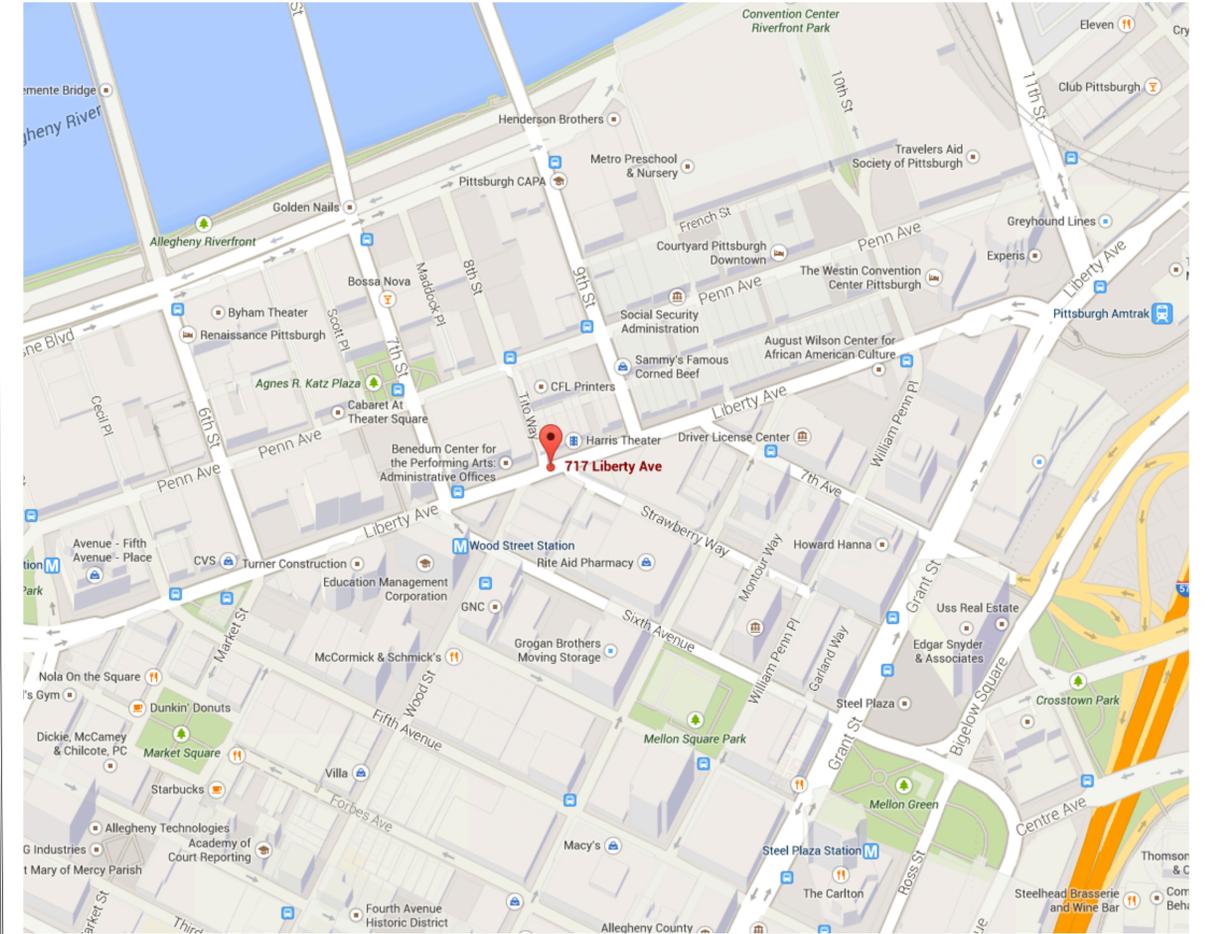
7th St Looking at Alley



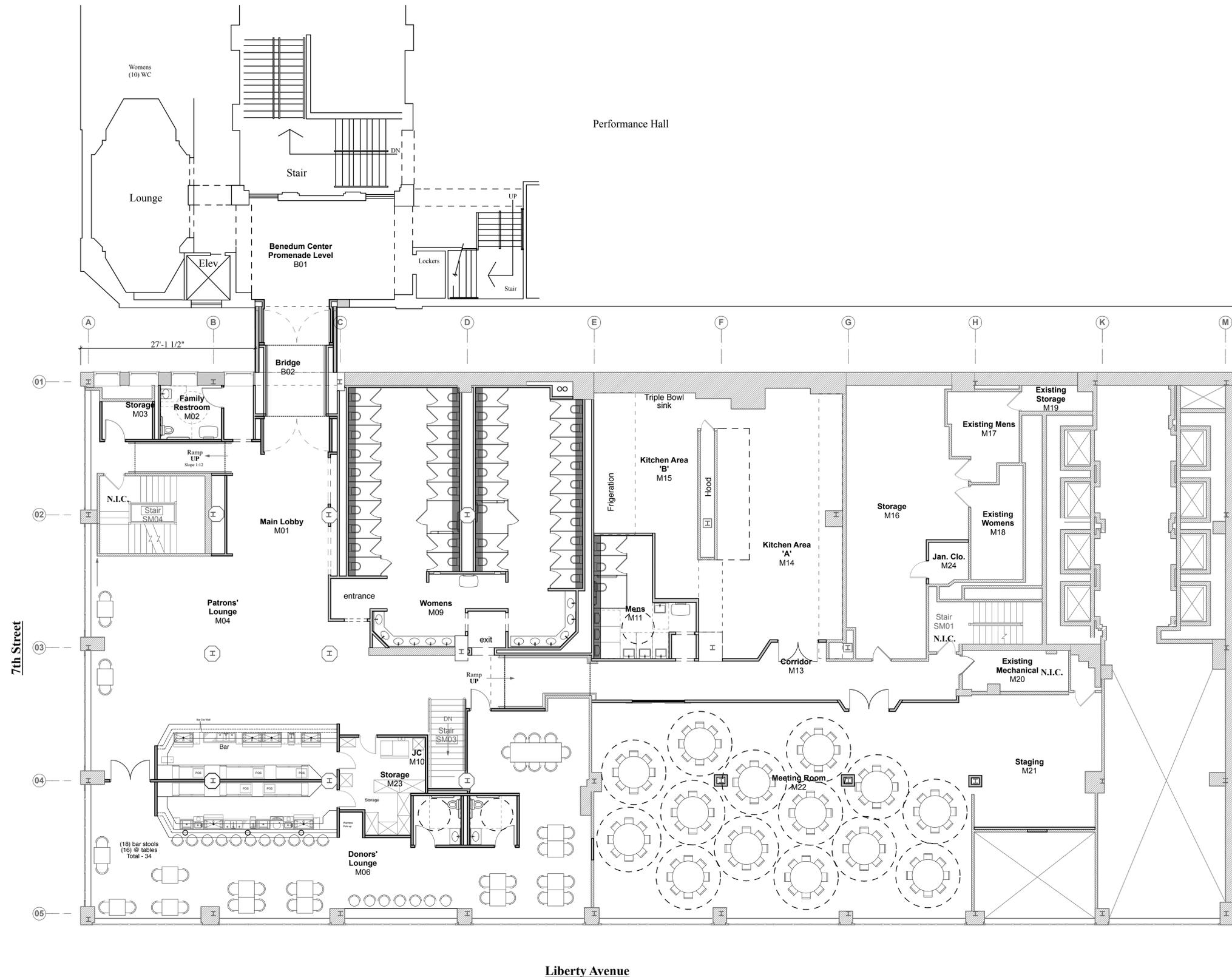
7th St Looking at Clark



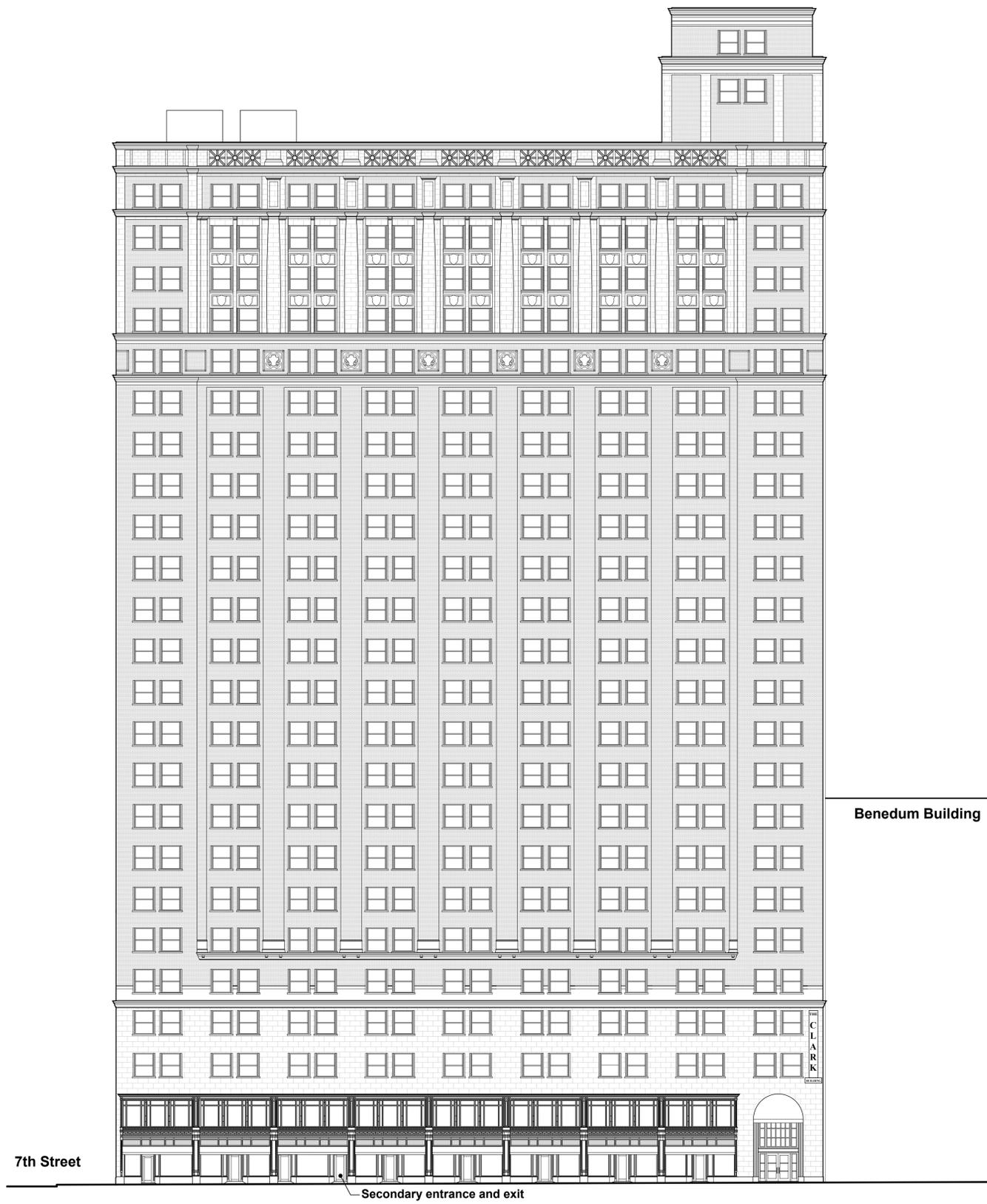
Site Plan



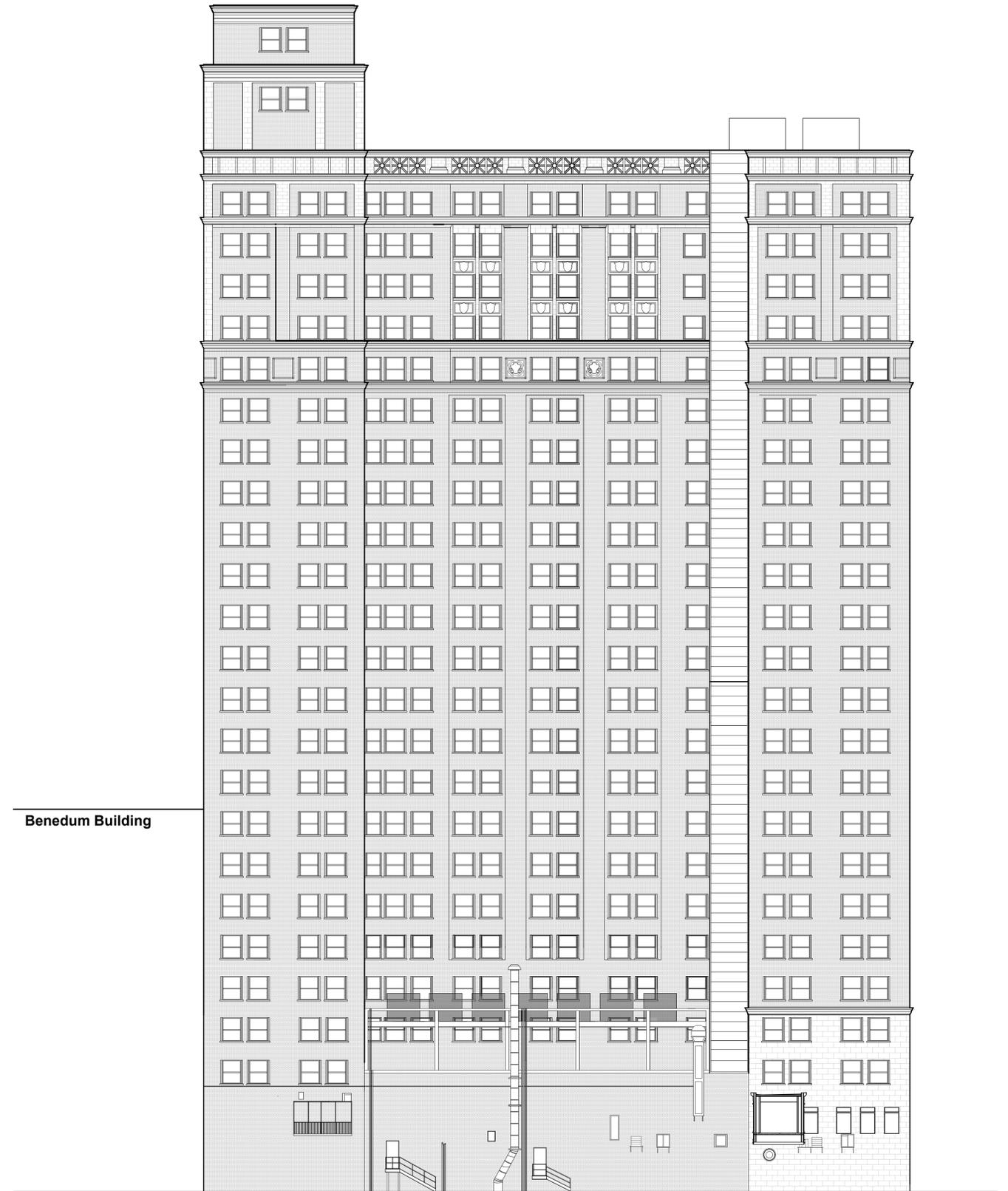
Location Map



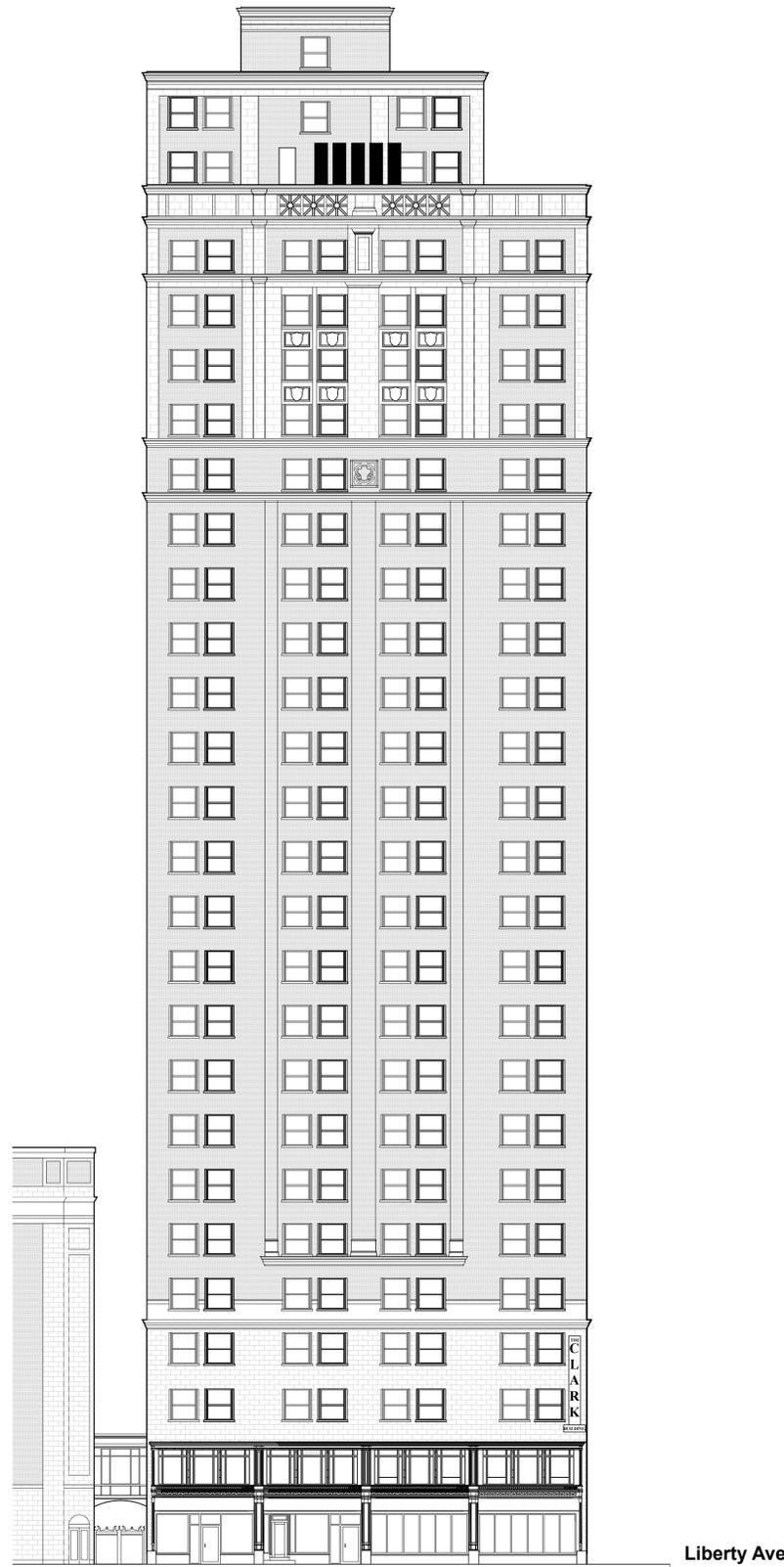
Mezzanine Floor Plan



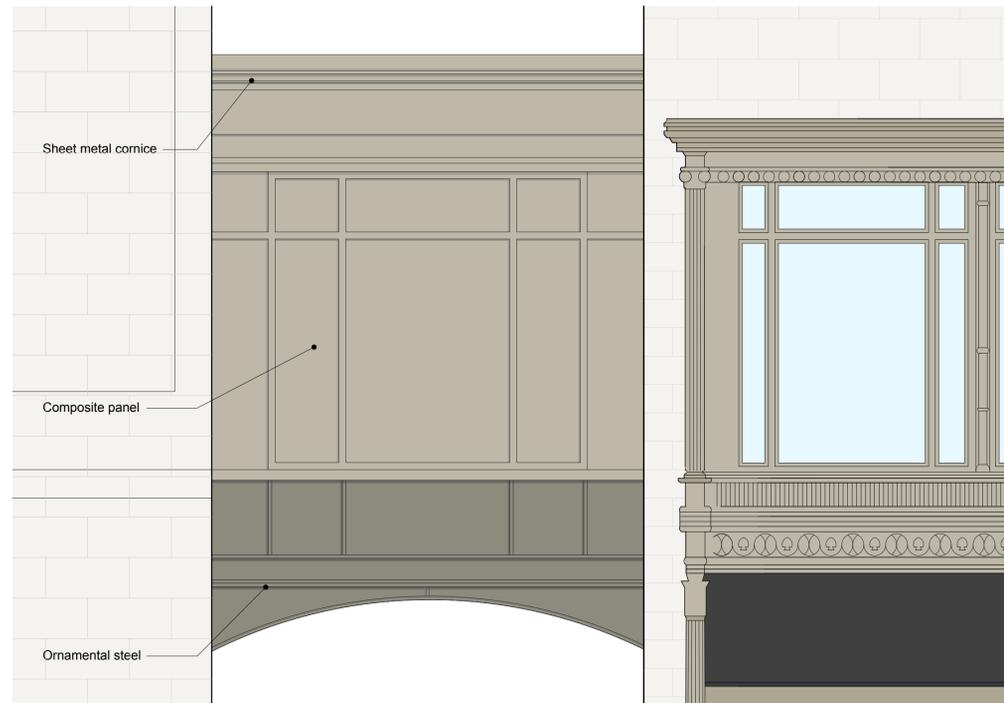
Liberty Ave Elevation



Rear Elevation



7th Street Elevation



Bridge Elevation



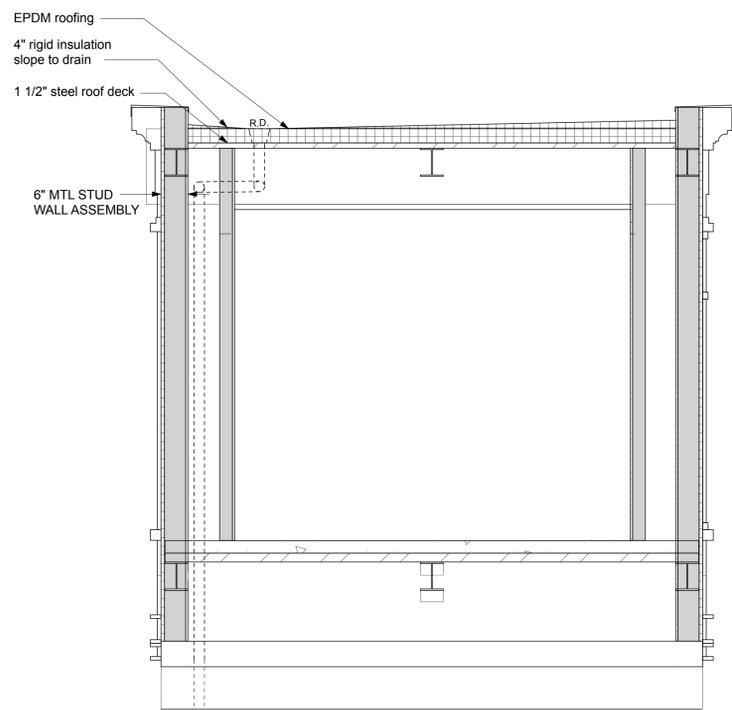
SW7508 "Tavern Taupe"



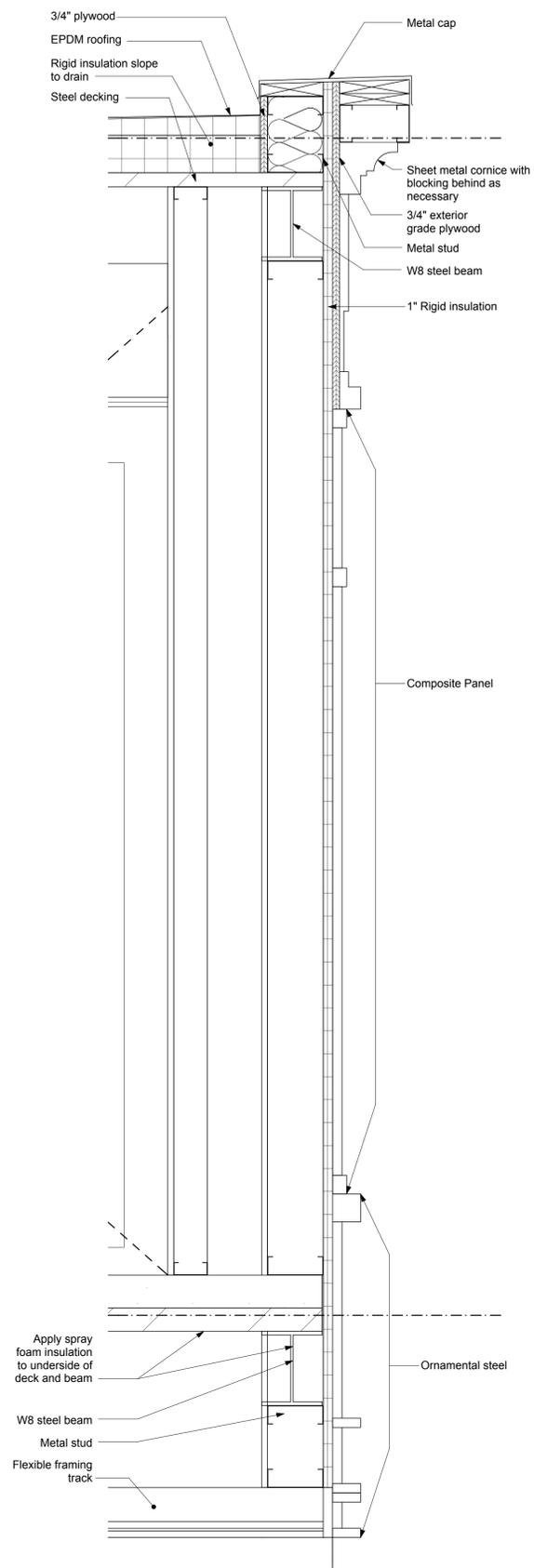
SW7046 "Anonymous"



Clark Building Window



Bridge Section - Towards Clark Building Side



Bridge Wall Section



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

Office of the Zoning Administrator

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

Date Filed:

2/11/14

(Zoning Use Only)

*fdp 14-17*

*not paid*

**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: Grandview Commons L.P.		Phone Number: ( 724 ) 375-6170	
Address: 100 Bet-Tech Dr.	City: Aliquippa	State: PA	Zip Code: 15001
2. Applicant/Company Name: Grandview Commons L.P.		Phone Number: ( 724 ) 375-6170	
Address: 100 Bet-Tech Dr.	City: Aliquippa	State: PA	Zip Code: 15001
Applicant/Contractor ID:(assigned by the City)			
3. Development Name:			
4. Development Location:			
5. Development Address: 1505 Grandview Avenue, Pittsburgh, PA 15211 Lot/Block: 0006-G-00043-0000-00			
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)	I - Single-Unit Detached Residential		
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 <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): 127 - Grassy Lot			
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> )			



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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:	1312	sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	0	sq ft
Building Footprint:	1086	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	2		0	
Proposed Addition/Extension				

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


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

17. Lot Area: 4500 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

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: *Matthew W. Surfgor, In-House Counsel*



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

Office of the Zoning Administrator

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

Date Filed:

2/11/14

(Zoning Use Only)

*pdp 14-16*

*not paid*

**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: Grandview Commons L.P.		Phone Number: ( 724 ) 375-6170	
Address: 100 Bet-Tech Dr.	City: Aliquippa	State: PA	Zip Code: 15001
2. Applicant/Company Name: Grandview Commons L.P.		Phone Number: ( 724 ) 375-6170	
Address: 100 Bet-Tech Dr.	City: Aliquippa	State: PA	Zip Code: 15001
Applicant/Contractor ID:(assigned by the City)			
3. Development Name:			
4. Development Location:			
5. Development Address: 1531 Grandview Avenue, Pittsburgh, PA 15211 Lot/Block: 0006-G-00042-0000-00			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)	1 - Single-Unit Detached Residential		
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 <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): 127 - Grassy Lot			
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:	1488	sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	0	sq ft
Building Footprint:	1000	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	2		0	
Proposed Addition/Extension				

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


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

17. Lot Area: 1488 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

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.pch2o.com](http://www.pch2o.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: *Therese Swartz, In-House Counsel*

PDP 14-03

City of Pittsburgh



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

[Empty box for Date Filed]

Office of the Zoning Administrator

(Zoning Use Only)

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

not pd

**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>UPMC Hospital</u>		Phone Number: <u>(412) 641.5311</u>	
Address: <u>260 Lothrop</u>	City: <u>Pittsburgh</u>	State: <u>PA</u>	Zip Code: <u>15219</u>
2. Applicant/Company Name: <u>NOVA</u>		Phone Number: <u>(412) 939.1622</u>	
Address: <u>PO Box 10331</u>	City: <u>Pittsburgh</u>	State: <u>PA</u>	Zip Code: <u>15237</u>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <u>3119 Forbes Avenue</u>			
4. Development Location: <u>SAME</u>			
5. Development Address: <u>SAME</u>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<u>N/A</u>		
Present Use of Site: (Select from attached list)	<u>N/A</u>		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	<u>N/A</u>	Date Issued:	<u>N/A</u>
		Existing Use of Property:	<u>N/A</u>
8. Estimated Construction:	Start Date: <u>ASAP</u>	Occupancy Date: <u>1 / 1 N/A</u>	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:

New Construction, New     Renovation, Interior

New Construction,         Renovation, Exterior

Change in Use Only         Renovation, Change in Use

Demolition

11. Describe the Development:

N/A

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: 14,475 sq ft  
 Existing to be Retained: — sq ft  
 Retained Area to be Renovated: — sq ft  
 To be Constructed: — sq ft  
 Building Footprint: 7 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<u>3</u>	<u>14,475</u>	<u>N/A</u>	
Proposed Addition/Extension				

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


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

17. Lot Area: 14,475 sq ft

18. On Site Parking:  N/A

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

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.pch2o.com](http://www.pch2o.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>N/A</u>	New Water Service Connection(s)	<u>1</u>	Termination of Existing Water Service Tap(s)
<u>N/A</u>	New Sewer Service Connection(s)	<u>1</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      CEASES

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:

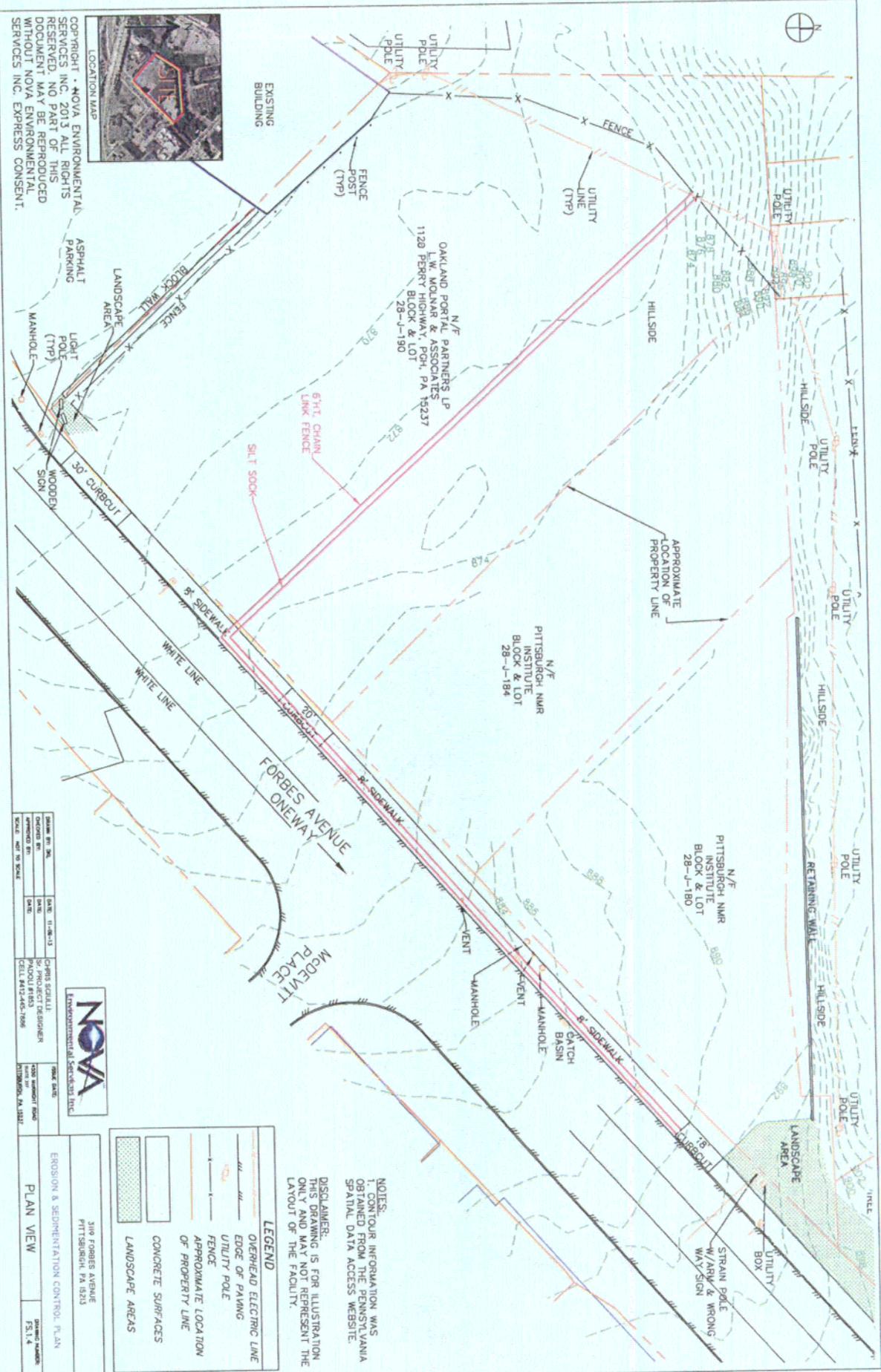
- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where 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?

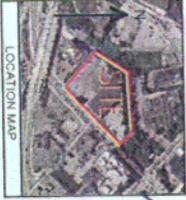
Yes       No

Applicant Signature:

ngi  
919



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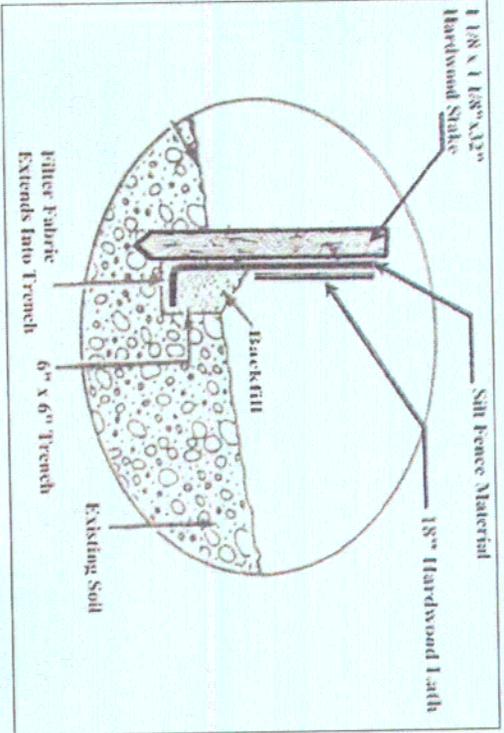
DATE: 11-08-13	DATE: 11-08-13
DESIGNED BY: [Name]	CHECKED BY: [Name]
DRAWN BY: [Name]	DATE: [Date]
SCALE: 1/8" = 1'-0"	CELL: 412-245-7998



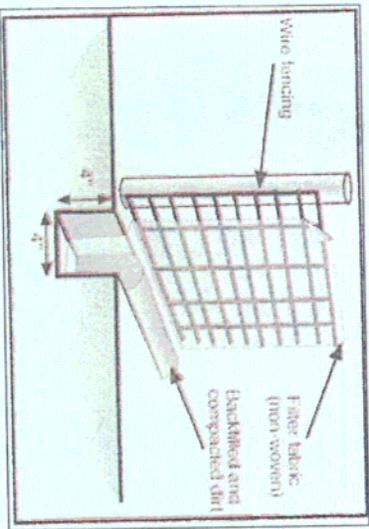
310 FORBES AVENUE  
 PITTSBURGH, PA 15203  
 EROSION & SEDIMENTATION CONTROL PLAN  
 PLAN VIEW  
 11/14/13

	OVERHEAD ELECTRIC LINE
	EDGE OF PAVING
	UTILITY POLE
	FENCE
	APPROXIMATE LOCATION OF PROPERTY LINE
	CONCRETE SURFACES
	LANDSCAPE AREAS

NOTES:  
 1. CONTOUR INFORMATION WAS OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.  
 DISCLAIMER:  
 THIS DRAWING IS FOR ILLUSTRATION ONLY AND MAY NOT REPRESENT THE LAYOUT OF THE FACILITY.



SILT FENCE INSTALLATION DETAIL



FILTER FABRIC DETAIL

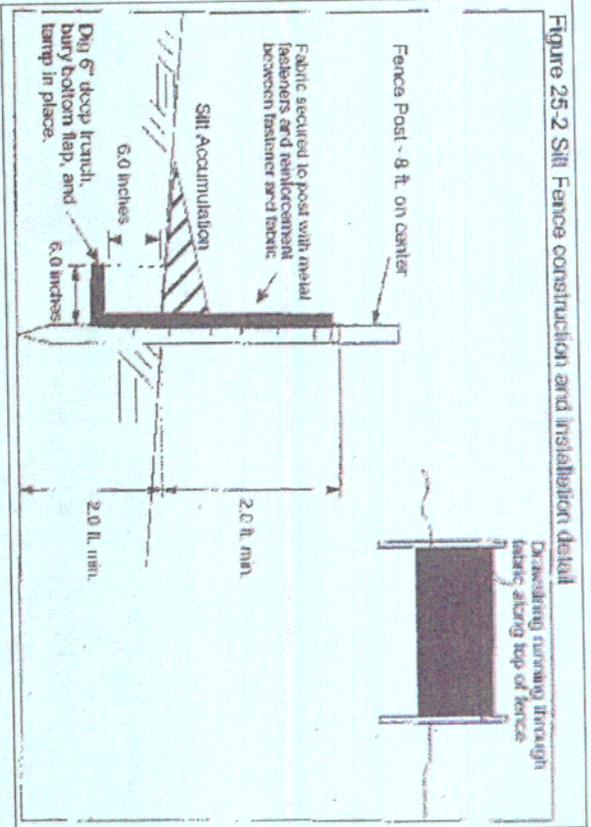


Figure 25-2 Silt Fence construction and installation detail

SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL

**EROSION & SEDIMENTATION NOTES:**  
 1. INSTALL FENCING - NOVA'S E&S FENCING WILL BE INSTALLED AS FOLLOWS:  
 SILT FENCE, WITH WOOD STAKES 'X' HEIGHT ABOVE GRADE. THE FABRIC WILL BE INSTALLED SIX INCHES BELOW GRADE AND BACKFILLED TO PREVENT SIX INCHES BELOW GRADE. FILTER FABRIC WILL BE WOVEN AND NO WIRE WILL BE USED. THE NOTES ARE INCORRECT IN THE INSTALLATION NOVA'S E&S SPECIFICATIONS ARE AS FOLLOWS:  
 HEIGHT ABOVE GRADE: 'X'  
 6" BELOW GRADE AND BACKFILLED  
 6" BELOW GRADE AND BACKFILLED  
 6" BELOW GRADE AND BACKFILLED  
 SUPPORTS: WOOD STAKES.

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	DATE: 11-08-13	DATE: 11-08-13	2119 FORBES AVENUE PITTSBURGH, PA 15213
	CHECKED BY: [ ] DRAWN BY: [ ]	DATE: [ ] DATE: [ ]	
PROJECT DESIGNER: CELL 6412-246-7166	CHECK DATE: DATE: [ ]	DATE: [ ] DATE: [ ]	EROSION & SEDIMENTATION CONTROL DETAILS PLAN VIEW
PROJECT DESIGNER: CELL 6412-246-7166	CHECK DATE: DATE: [ ]	DATE: [ ] DATE: [ ]	PROJECT NUMBER: ES1.3

PDP 14-04

City of Pittsburgh



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

[Empty box for Date Filed]

not  
pd

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>University of Pgh</u>		Phone Number: ( )	
Address: <u>3400 Forbes</u> City: <u>Pittsburgh</u>		State: <u>PA</u>	Zip Code: <u>15260</u>
2. Applicant/Company Name: <u>NOVA</u>		Phone Number: <u>(412) 939.1622</u>	
Address: <u>PO Box 10331</u> City: <u>Pittsburgh</u>		State: <u>PA</u>	Zip Code: <u>15237</u>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <u>118 Craft Avenue</u>			
4. Development Location: <u>SAME</u>			
5. Development Address: <u>SAME</u>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<u>N/A</u>		
Present Use of Site: (Select from attached list)	<u>N/A</u>		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	<u>N/A</u>	Date Issued:	<u>N/A</u>
		Existing Use of Property:	<u>N/A</u>
8. Estimated Construction:	Start Date: <u>ASAP</u>	Occupancy Date: <u>1 / 1 N/A</u>	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:

New Construction, New     Renovation, Interior

New Construction,         Renovation, Exterior

Change in Use Only         Renovation, Change in Use

Demolition

11. Describe the Development:

N/A

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: 4800 sq ft  
 Existing to be Retained: X sq ft  
 Retained Area to be Renovated: X sq ft  
 To be Constructed: X sq ft  
 Building Footprint: X sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<u>3</u>	<u>3980</u>		
Proposed Addition/Extension				

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

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

17. Lot Area: 4800 sq ft

18. On Site Parking:  N/A

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

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.pch2a.com](http://www.pch2a.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>N/A</u>	New Water Service Connection(s)	<u>1</u>	Termination of Existing Water Service Tap(s)
<u>N/A</u>	New Sewer Service Connection(s)	<u>1</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      CEASE

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:

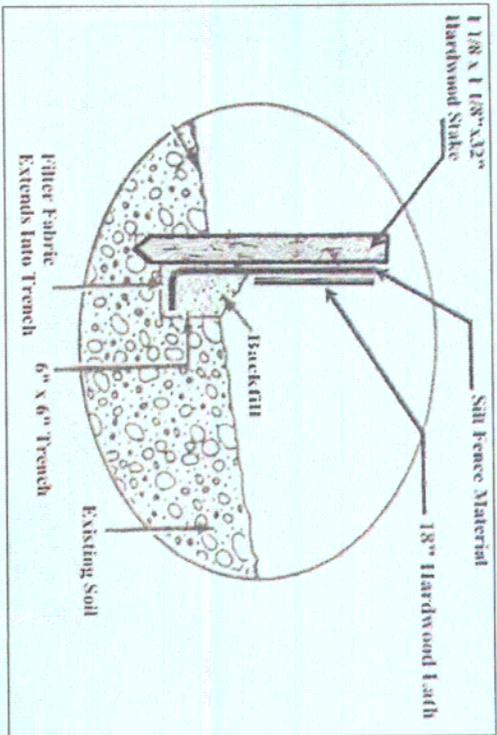
- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where 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?

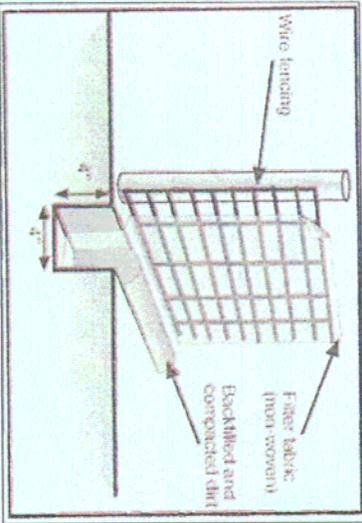
Yes       No

Applicant Signature:





SILT FENCE INSTALLATION DETAIL



FILTER FABRIC DETAIL

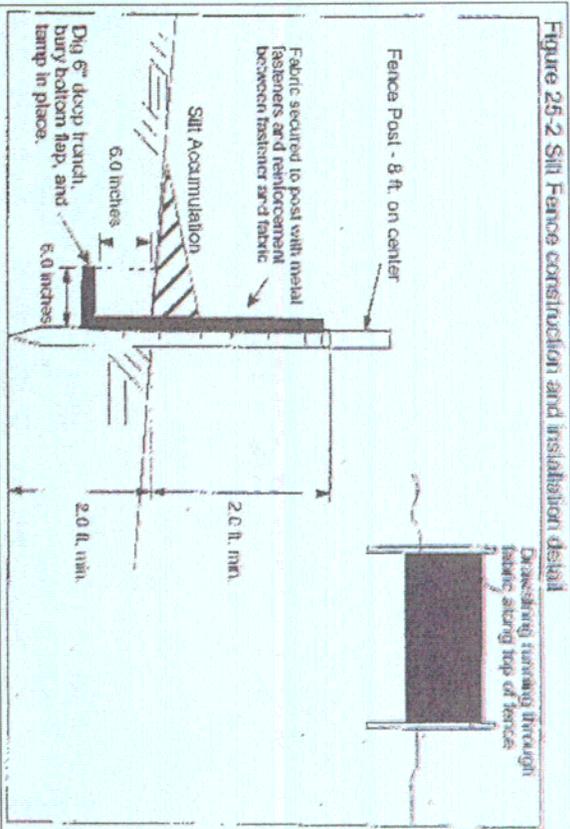


Figure 25-2 Silt Fence construction and installation detail

SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL

**EROSION & SEDIMENTATION NOTES:**  
 1. INSTALL FENCING - NOVA'S E&S FENCING WILL BE INSTALLED AS FOLLOWS:  
 SILT FENCE, WITH WOOD STAKES 3' HEIGHT ABOVE GRADE. THE FABRIC WILL BE INSTALLED SIX INCHES BELOW GRADE AND BACKFILLED TO SUPPORT IT IN PLACES AS SHOWN BELOW. FILTER FABRIC WILL BE CORRECT AND USED. THE DIMENSIONS ARE INCORRECT THEREON. NOVA'S E&S SPECIFICATIONS ARE AS FOLLOWS:  
 HEIGHT ABOVE GRADE: 3'  
 6" BELOW GRADE AND BACKFILLED  
 6" BELOW GRADE, BLACK FABRIC - SILT SUPPORTS, WOOD STAKES.

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	CHINA SQUALLI Sr. PROJECT DESIGNER PHONE # 781.426.7888 CELL # 617.426.7888	DATE: 11-28-13 DATE:	5149 FORBES AVENUE PITTSBURGH, PA 15225
	SCALE: NOT TO SCALE DATE:	DATE:	DATE:
ENVIRONMENTAL SERVICES, INC. 5149 FORBES AVENUE PITTSBURGH, PA 15225	DATE:	DATE:	DATE:
PLAN VIEW	REVISION NUMBER: FS.1.5	DATE:	DATE: