



**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: 9/01/16	Occupancy Date: 6/15/17	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:

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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: \_\_\_\_\_ 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:	<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



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**WATER AND SEWER INFORMATION**

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

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

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

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

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

YES                       NO

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

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

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

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

**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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

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

Applicant Signature: \_\_\_\_\_











CITY  
VIEW



CONSOL  
CENTER

Federated

Herz

SO CLOSE YOU  
SALVAGE





SECURITY  
PERAS  
USE  
CITY OF  
TSBURGH  
Most Livable City

UPMC

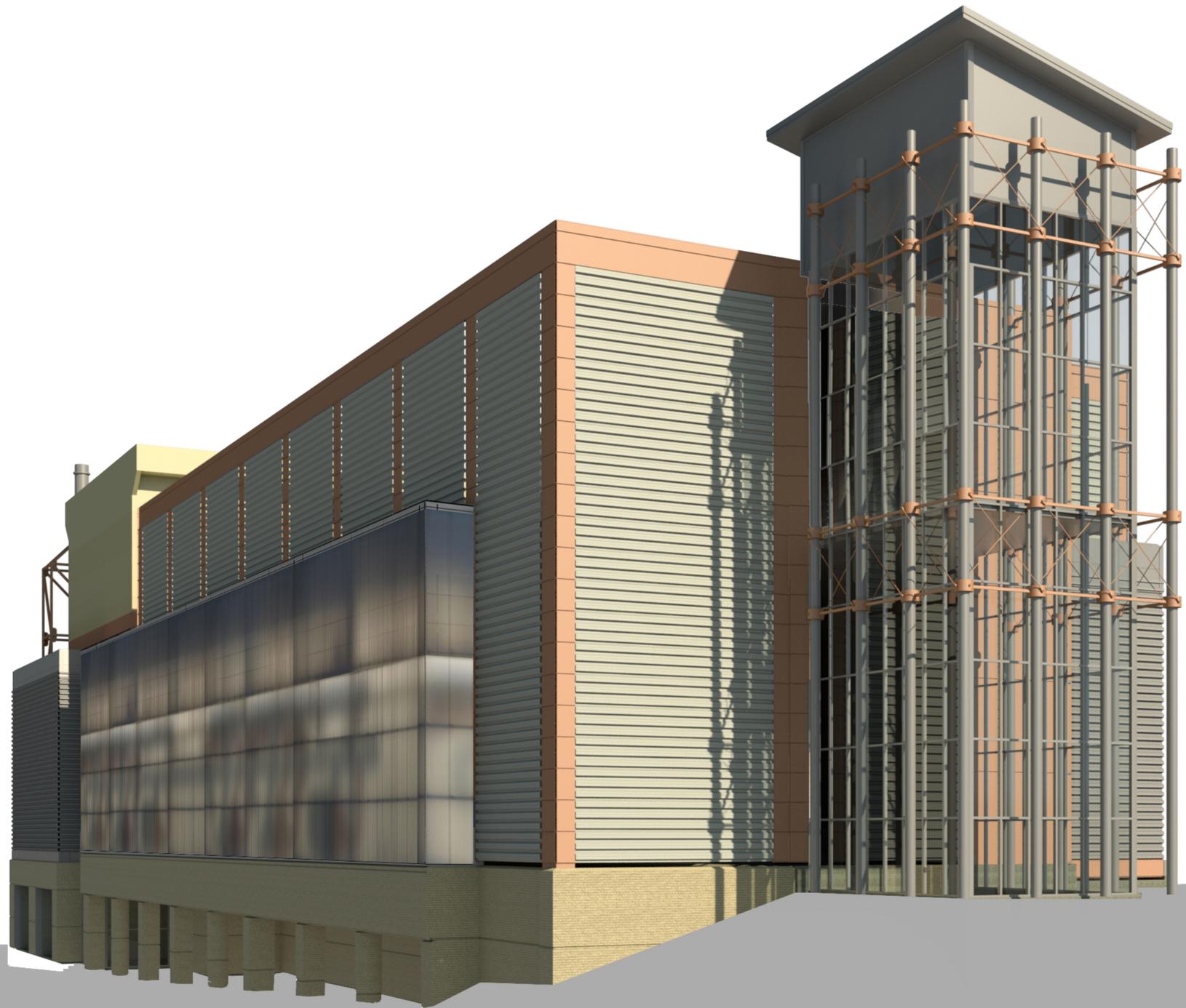
IMPROVE PATIENT CARE,  
NO SCRUBS REQUIRED  
Degrees for the business of healthcare  
Informatics • Communication • Business Management  
chatham UNIVERSITY

HVAC-R Careers  
Start Here.  
Brightwood  
CAREER INSTITUTE  
The School of Brighter Futures  
Formerly Kaplan Career Institute - Brightwood/Camdenville

Citizens Bank

Citizens Bank  
All Other Services Available







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- 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: <b>Alphabet City Developmnt</b>		Phone Number: <b>( 412 ) 657-1229</b>	
Address: <b>6019 Grafton St</b> City: <b>Pittsburgh</b>		State: <b>PA</b>	Zip Code: <b>15206</b>
2. Applicant/Company Name: <b>Morgan Architecture + Design</b>		Phone Number: <b>( 412 ) 901-7765</b>	
Address: <b>3308 Perrysville</b> City: <b>Pittsburgh</b>		State: <b>PA</b>	Zip Code: <b>15214</b>
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <b>Renovations to Existing Building - 5915 Baum Blvd</b>			
4. Development Location: <b>5915 Baum Blvd East Liberty</b>			
5. Development Address: <b>5915 Baum Blvd , Pittsburgh, PA 15206</b>			
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: <b>9/1/2016</b>		Occupancy Date: / / <b>1/1/2017</b>	Project Cost: \$ <b>400,000</b>

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.

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<input type="checkbox"/> New Construction, New	<input checked="" type="checkbox"/> Renovation, Interior
<input type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input checked="" type="checkbox"/> Renovation, Change in Use

11. Describe the Development: **Renovation of existing 2 story building for use as new fitness center**

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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**14. Gross Floor Area:**

Existing to be Razed: \_\_\_\_\_ 0 sq ft  
 Existing to be Retained: \_\_\_\_\_ 7622 sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ 7622 sq ft  
 To be Constructed: \_\_\_\_\_ 0 sq ft  
 Building Footprint: \_\_\_\_\_ 3811 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<u>2</u>	<u>30</u>	<u>2</u>	<u>30</u>
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:** \_\_\_\_\_ 3811 sf sq ft

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

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

Off-Street Loading Spaces:  N/A  
 Actual: \_\_\_\_\_ 0  
 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  
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**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)**

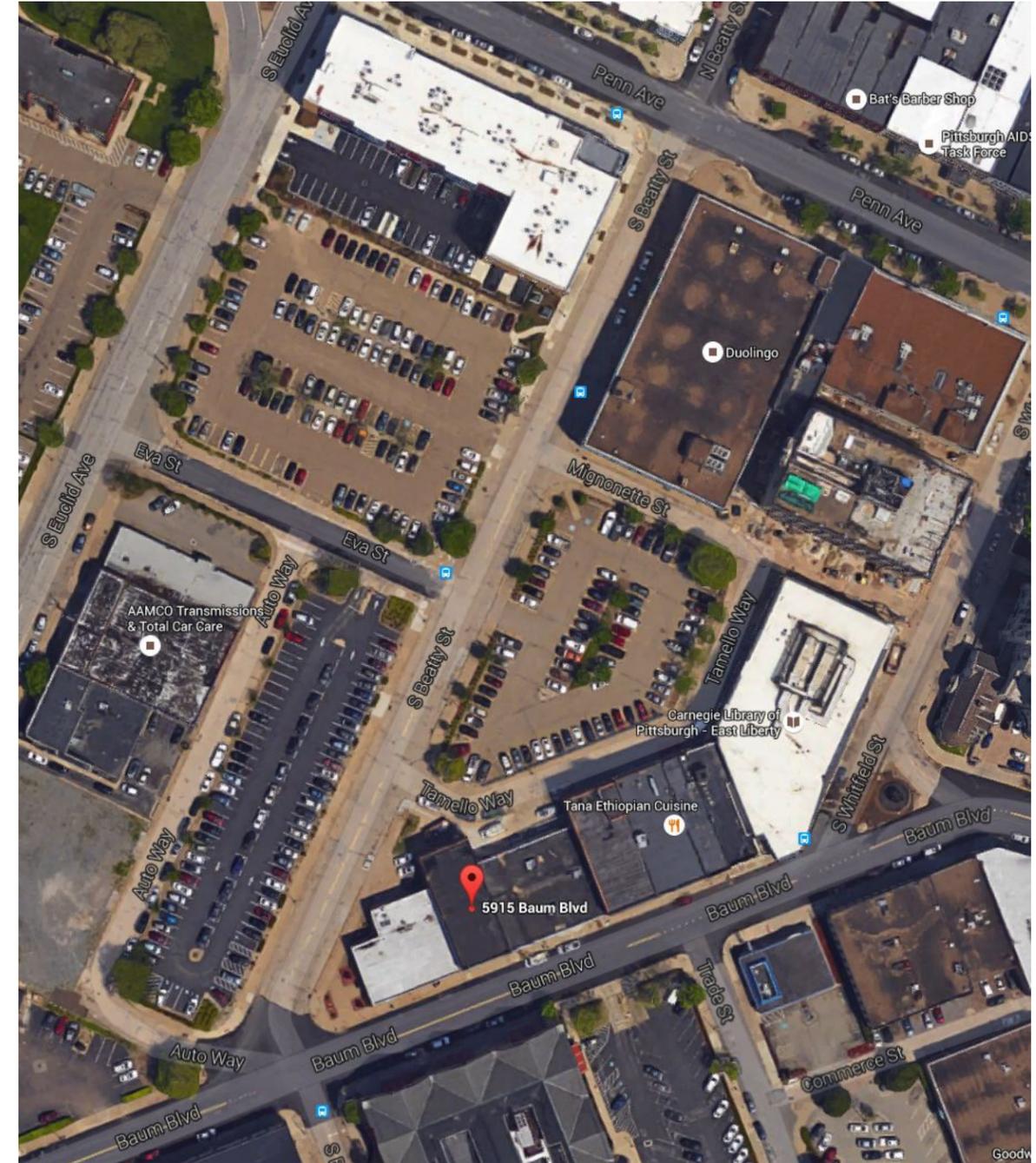
Plumbing Division  
3901 Penn Avenue, Building #5  
Pittsburgh, PA 15224  
(412) 578-8036  
[www.achd.net/plumbing/index.html](http://www.achd.net/plumbing/index.html)

**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)







# BAUM BOULEVARD ELEVATION

Scale: 1/4" = 1'-0"



1234 SARAH STREET PITTSBURGH, PA 15203

MORGAN ARCHITECTURE + DESIGN

412. 901. 7765 MORGAN412@GMAIL.COM

PLANNING COMMISSION BRIEFING

PROPOSED RENOVATIONS TO EXISTING BUILDING:  
**5915 BAUM BOULEVARD**  
EAST LIBERTY | PITTSBURGH | PENNSYLVANIA 15206

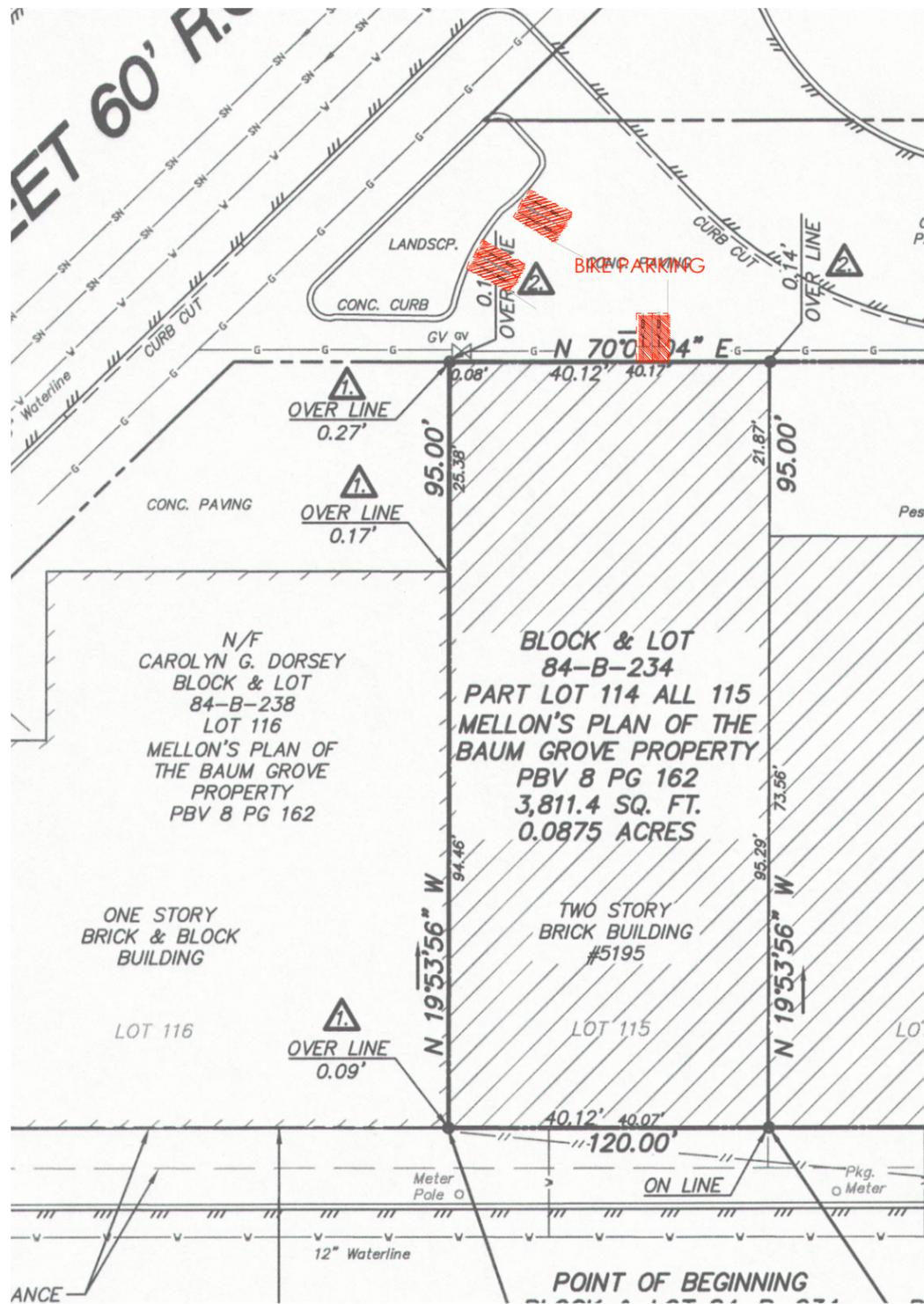
BAUM RENDERING

A-7

DATE: 6/7/16

(C) COPYRIGHT 2015 MORGAN ARCHITECTURE+DESIGN





**PARKING REQUIRED :**

PER 914.02 (OFF STREET PARKING SCHEDULE:  
1 per 500 s.f. above first 2,400 s.f. or 1 per 5 seats, whichever is greater

TOTAL GROSS AREA OF BUILDING: **7400 SF**

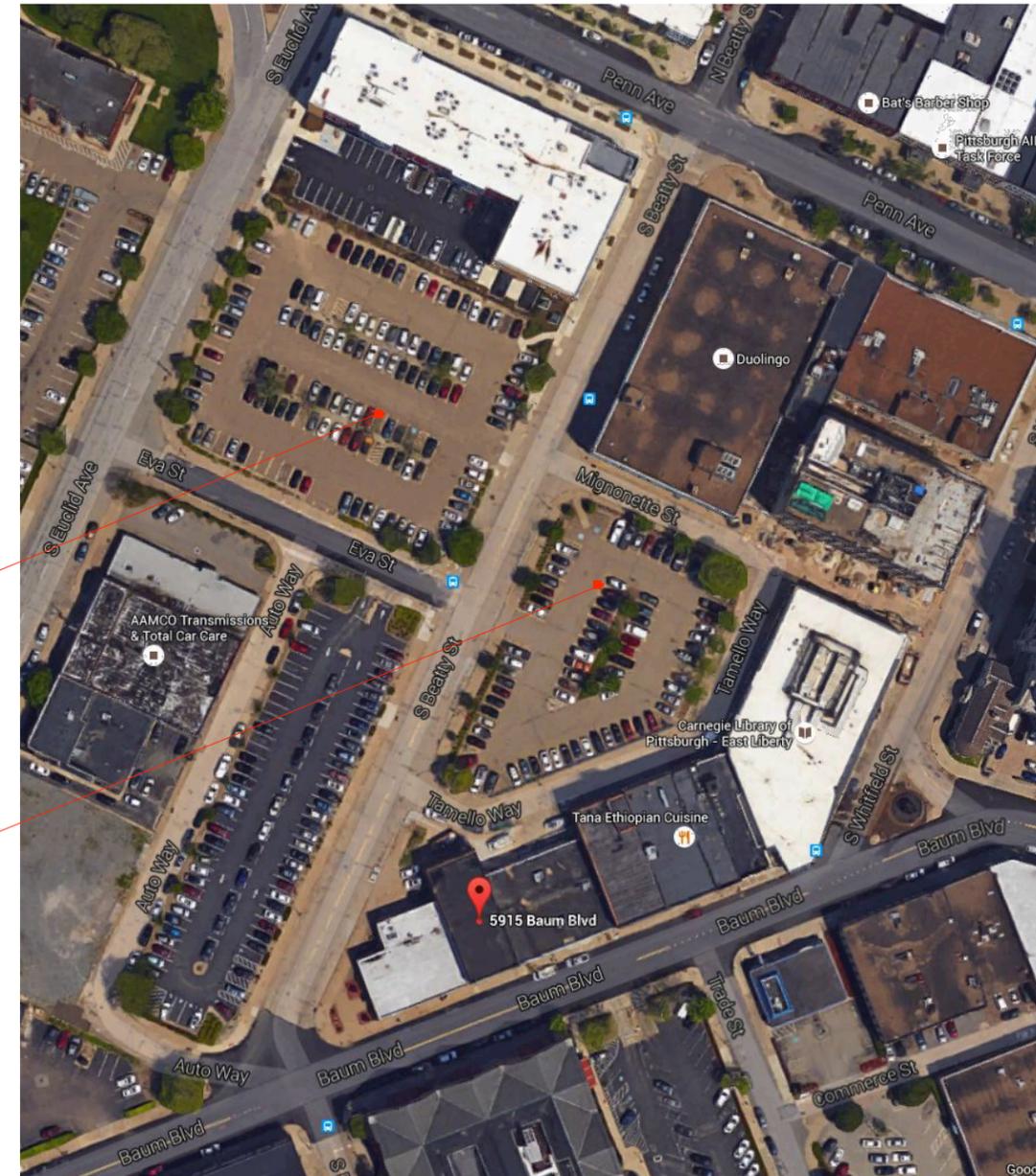
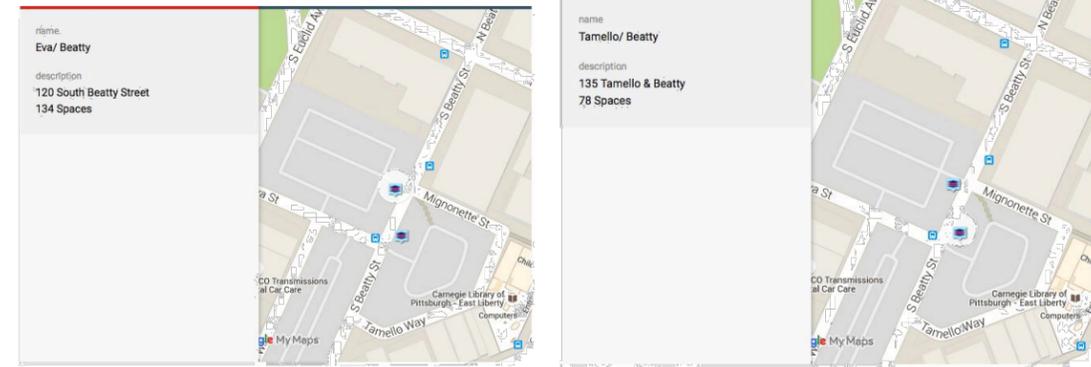
**TOTAL REQUIRED PARKING:**

- \*7400- 2400 SF = 5000 SF
- \*5000/500 (1 SPACE / 500 SF.) = 10.0 SPACES REQUIRED
- \*EAST LIBERTY PARKING REDUCTION: 50% = 5 SPACES REQUIRED
- \*BIKE PARKING REDUCTION = 30% =
- 4 SPACES REQUIRED+ 1 BIKE SPACE**

**PROPOSED PARKING ALTERNATIVE:**  
**PROVIDE 6 BIKE PARKING SPACES**

**GENERAL NOTES:**

- \*EXISTING PARKING LOT DIRECTLY BEHIND THE SUBJECT PROPERTY
- \*ADDITIONAL PARKING REDUCTIONS ALLOWED PER 914.03.C OF UP TO 20% OF AREA. (20 % REDUCTION HAS NOT BEEN TAKEN BECAUSE PROPOSED TENANT FLOOR PLANS HAVE NOT BEEN COMPLETED.)

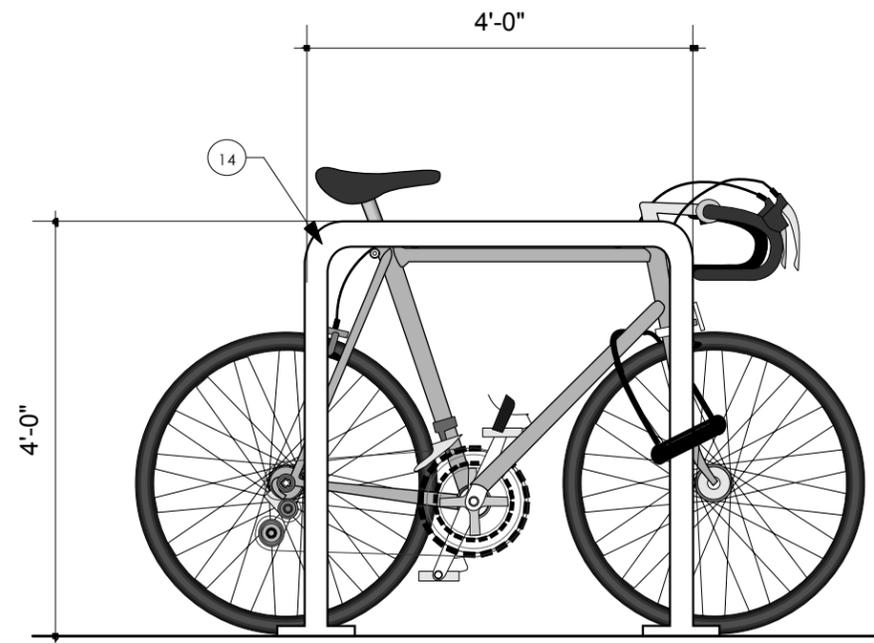


PARKING AUTHORITY EVA / BEATTY PARKING LOT  
120 SOUTH BEATTY ST  
134 PARKING SPACES

PARKING AUTHORITY TAMELLO / BEATTY PARKING LOT  
135 TAMELLO WAY  
78 PARKING SPACES

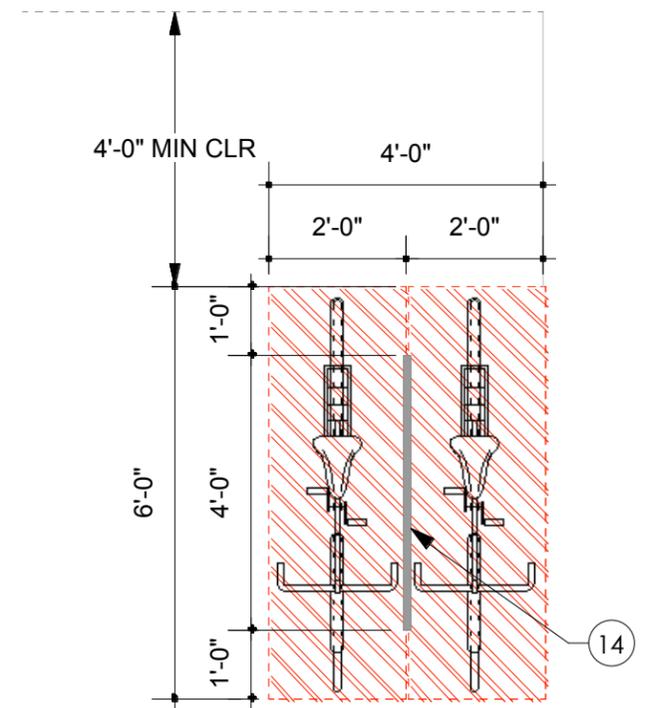
**ARCHITECTURAL SITE PLAN**

Scale: 1" = 20 ft



2  
A-5

**ELEVATION** BIKE RACK  
NTS



1  
A-5

**PLAN** BIKE RACK  
NTS

BIKE RACK AS MANUFACTURED BY  
HIGHLAND PRODUCTS GROUP, LLC  
(OR APPROVED EQUAL)  
1-561-620-7878

# Craft Place – Demolition PDP Package

Craft Place Partners, LLC

Oxford Development

5.18.16

# Presentation Overview

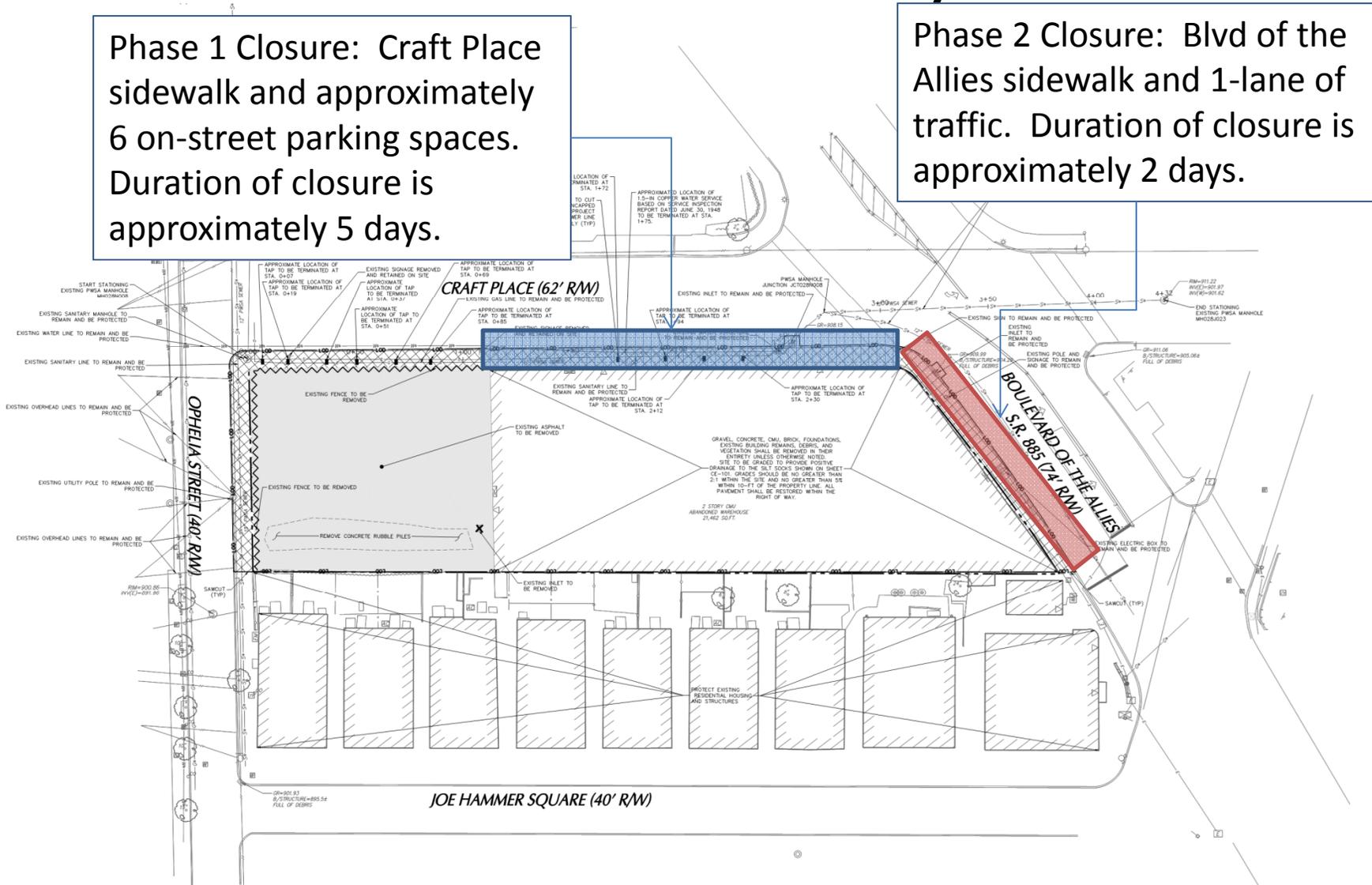
- Street and Sidewalk Closures
  - Safe Pedestrian crossings during closures
- Traffic Impacts and Trucking Routes
- Dust and Noise Mitigation
- Work Hours
- Demolition Plans and Phasing
- Duration of Demolition Activities
- Recycling of Materials and Environmental Impacts
- Post Demolition Conditions
- Exhibit 1: Nova Environmental Service's Demolition and Environmental Remediation Plan

# Street and Sidewalk Closures – Phase

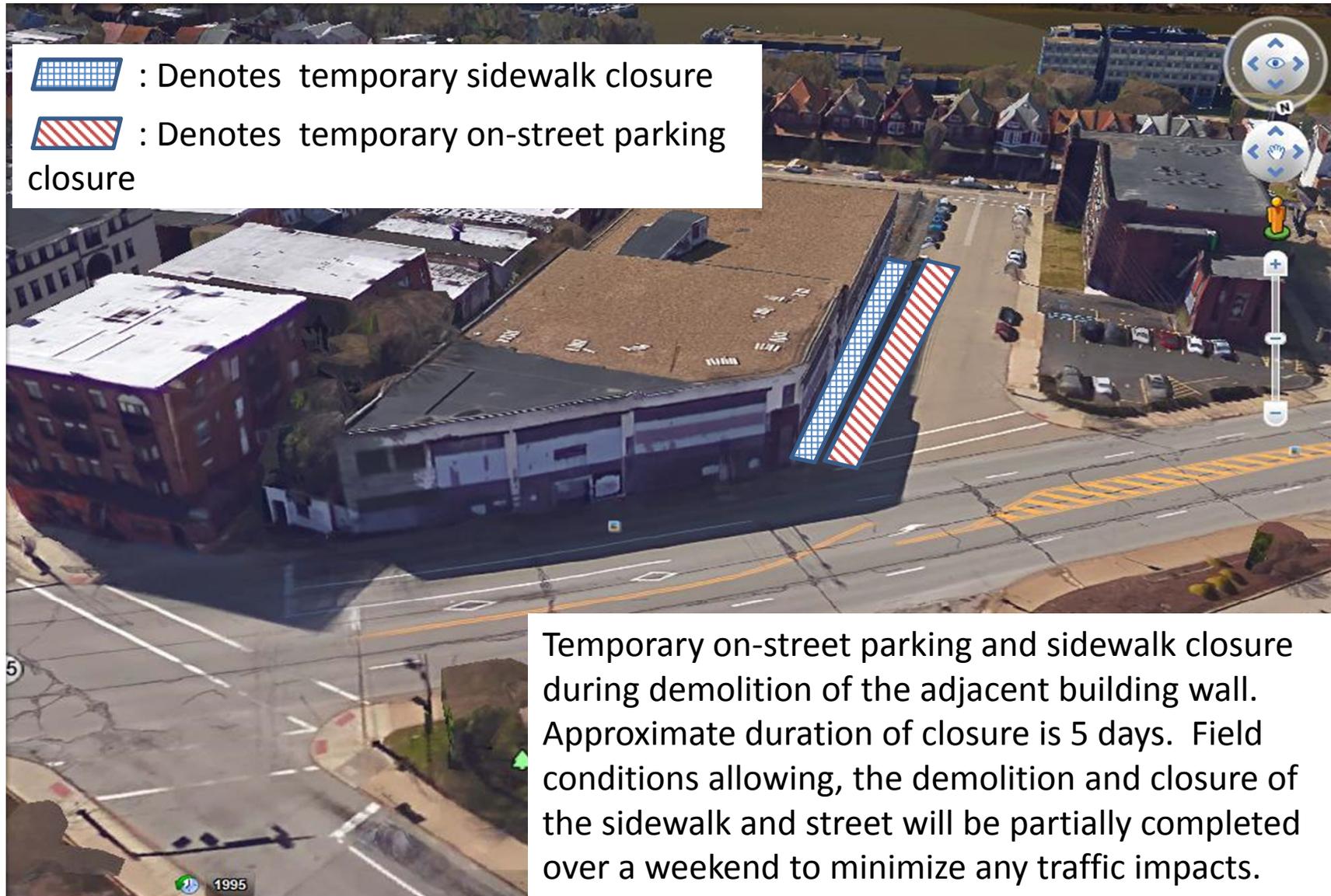
## Closure Summary

Phase 1 Closure: Craft Place sidewalk and approximately 6 on-street parking spaces. Duration of closure is approximately 5 days.

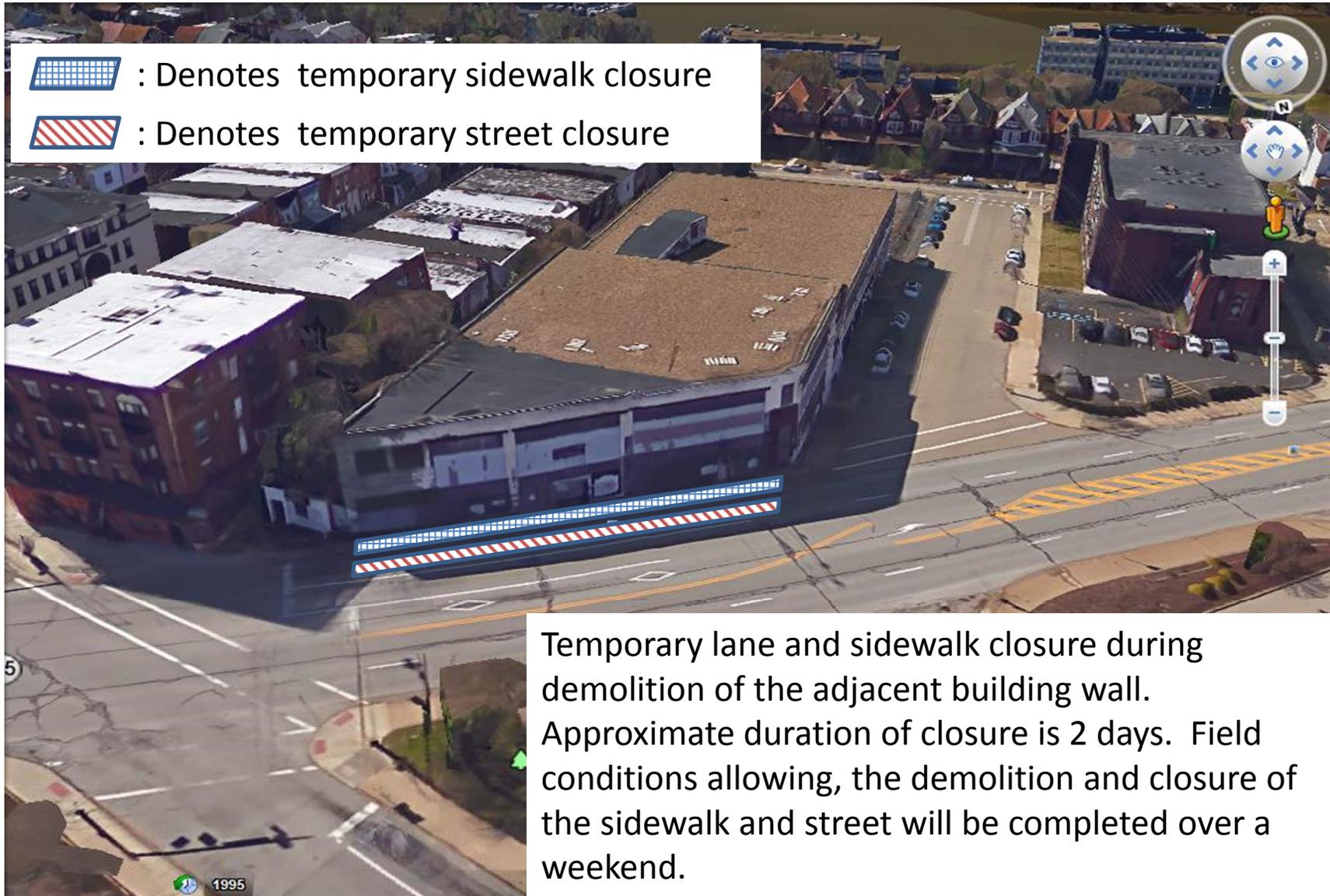
Phase 2 Closure: Blvd of the Allies sidewalk and 1-lane of traffic. Duration of closure is approximately 2 days.



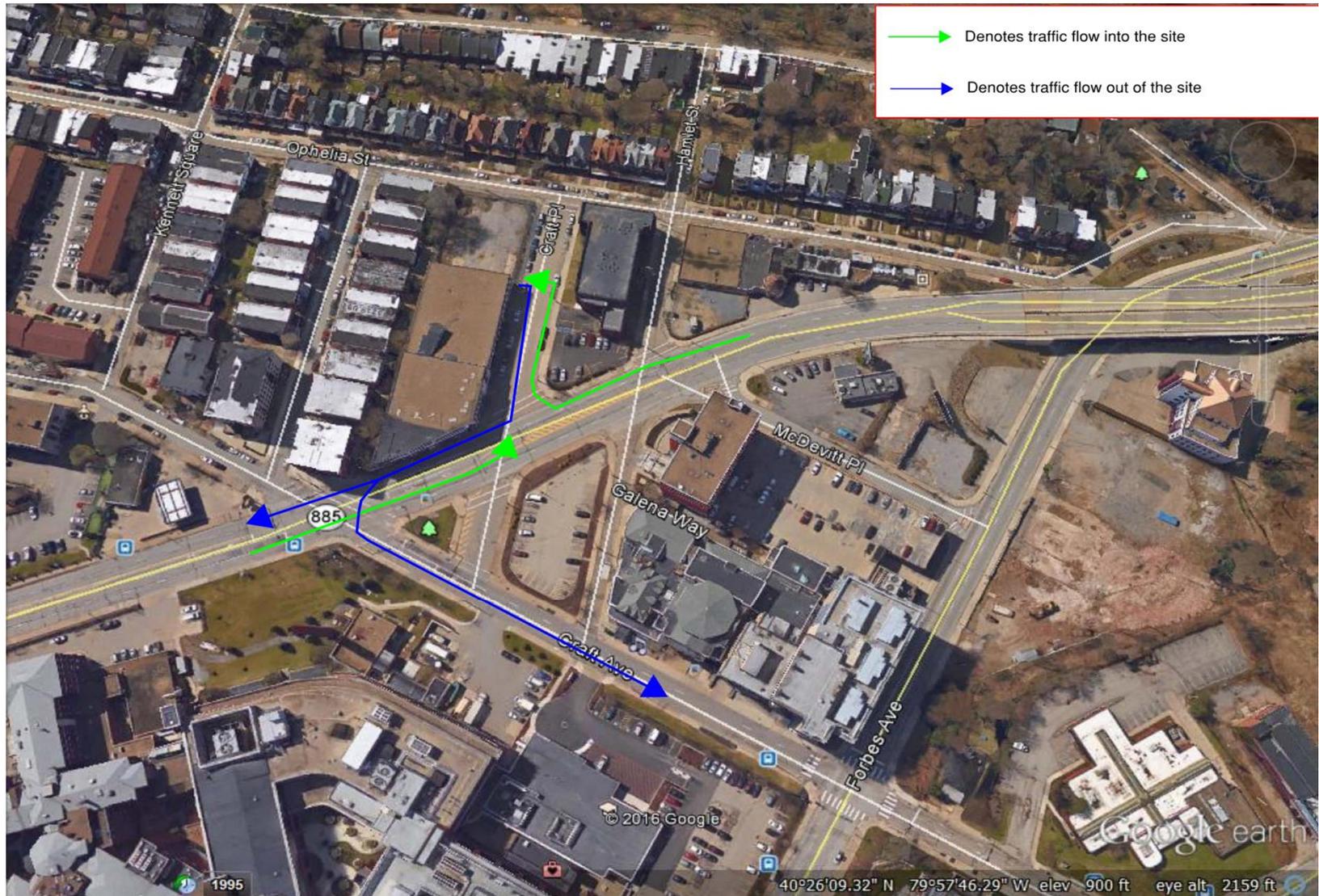
# Street and Sidewalk Closures – Phase 1



# Street and Sidewalk Closures – Phase 2



# Traffic Impacts and Trucking Routes



# Dust and Noise Mitigation

- Dust and Debris Control:

- Dust and debris will be controlled using standard work practices such as water misting, containerization and/or covering of debris piles, as appropriate to the waste stream and other site conditions that may impact the waste stability (weather, etc.). Oxford and our Demolition Contractor, NOVA are cognizant of the fact the businesses and residence are in proximity of the project site and controls will be implemented throughout the project as not to impact such.



Example of a dust control measure that will likely be used to mitigate dust during this project. Oxford understands that proximity of our site to the surrounding community and will make sure dust is mitigated appropriately.

# Dust and Noise Mitigation

- **Noise Attenuation:**

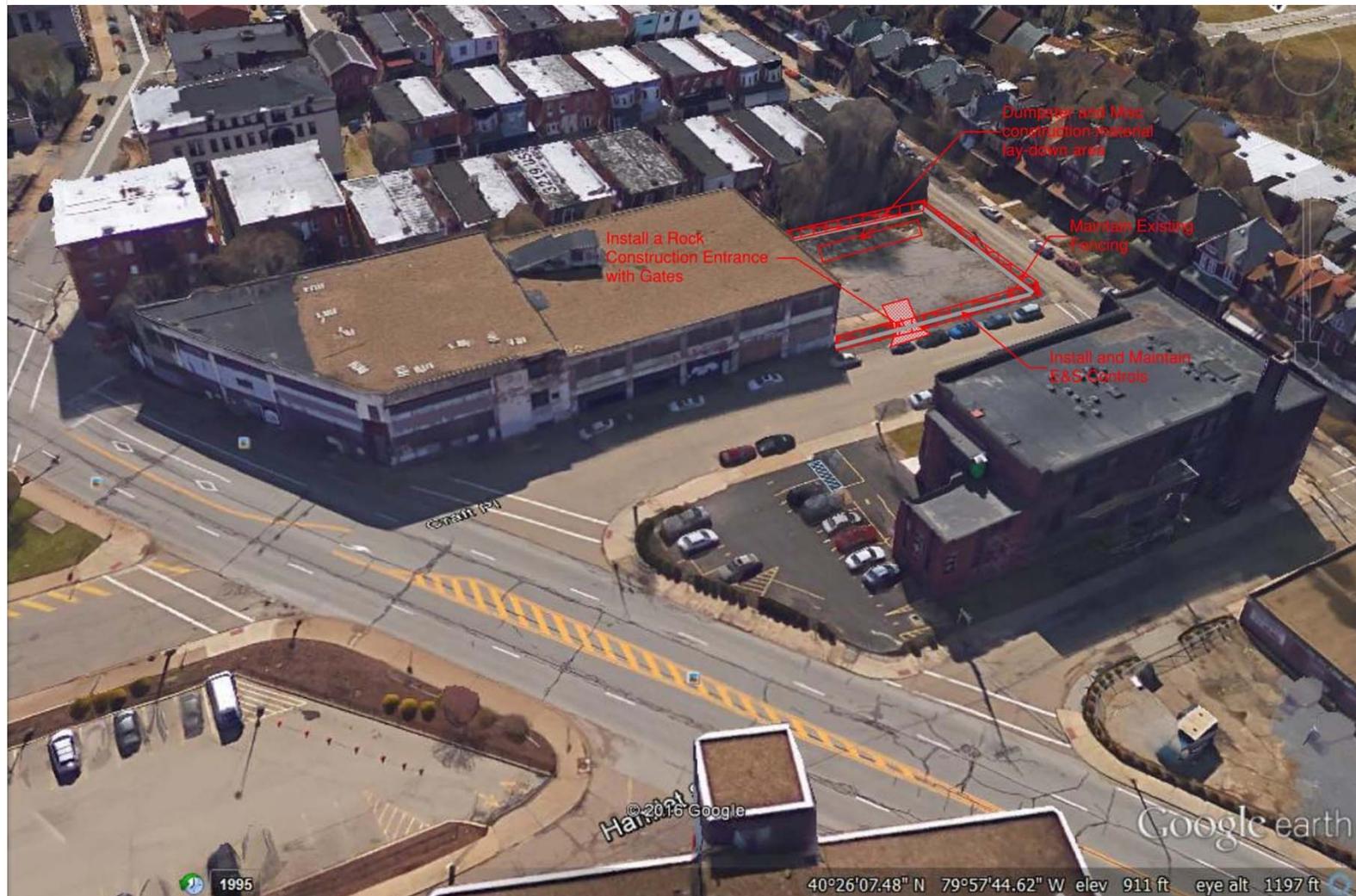
- Noise producing work will be attenuated as feasible by using experienced equipment operators and noise minimization controls, such as:
  - **Controlled Dismantlement** of the building in manageable sections as opposed to conventional wrecking whereby the building is mechanically collapsed and/or imploded with explosives causing undue noise and potential safety hazards;
  - **Shutdown of equipment** when not in operation,
  - **Operating Equipment on Low Throttle;**
  - **Using Mechanical Grapples** instead of Thumbs and Buckets;
  - Use of **Hydraulic Pulverizers** and **Shears** where feasible instead of Hydraulic Hammering,
- the feasibility of each solution will be determined during the work process. NOVA's noise attenuation program meets and may exceed the City of Pittsburgh ordinances (Title VI, Chapter 601.4, Table "C" Exemptions) and OSHA 29 CFR 1910, and USEPA guidelines specific to NOVA demolition activities planned for the site. This is based upon NOVA's professional experience and historical real-time noise measurements conducted over the years on NOVA's projects. The maximum intermittent noise level that may be anticipated from NOVA's operations is between 80-96 decibels; by comparison a standard Street Sweeping Vehicle equipped with a diesel motor, rotary brushes and water jetting device yields approximately 80-85 decibels, dba, during peak operations. The sound measurements are based upon a distance of 50 feet from the source and represent an average of nineteen samples. Source: *"US Department of Transportation, Federal Highway Administration, 11/3015, Noise Reference Levels, Table 9.0 Construction Equipment, 1200 New Jersey Avenue, SE | Washington, DC 20590 | 202-366-4000."*

# Work Hours

- Planned demolition work hours will be per the below work hours, which are more stringent than local requirements:
  - Mon-Fri: 7am - 6pm
  - Saturday: 9.30am – 6pm

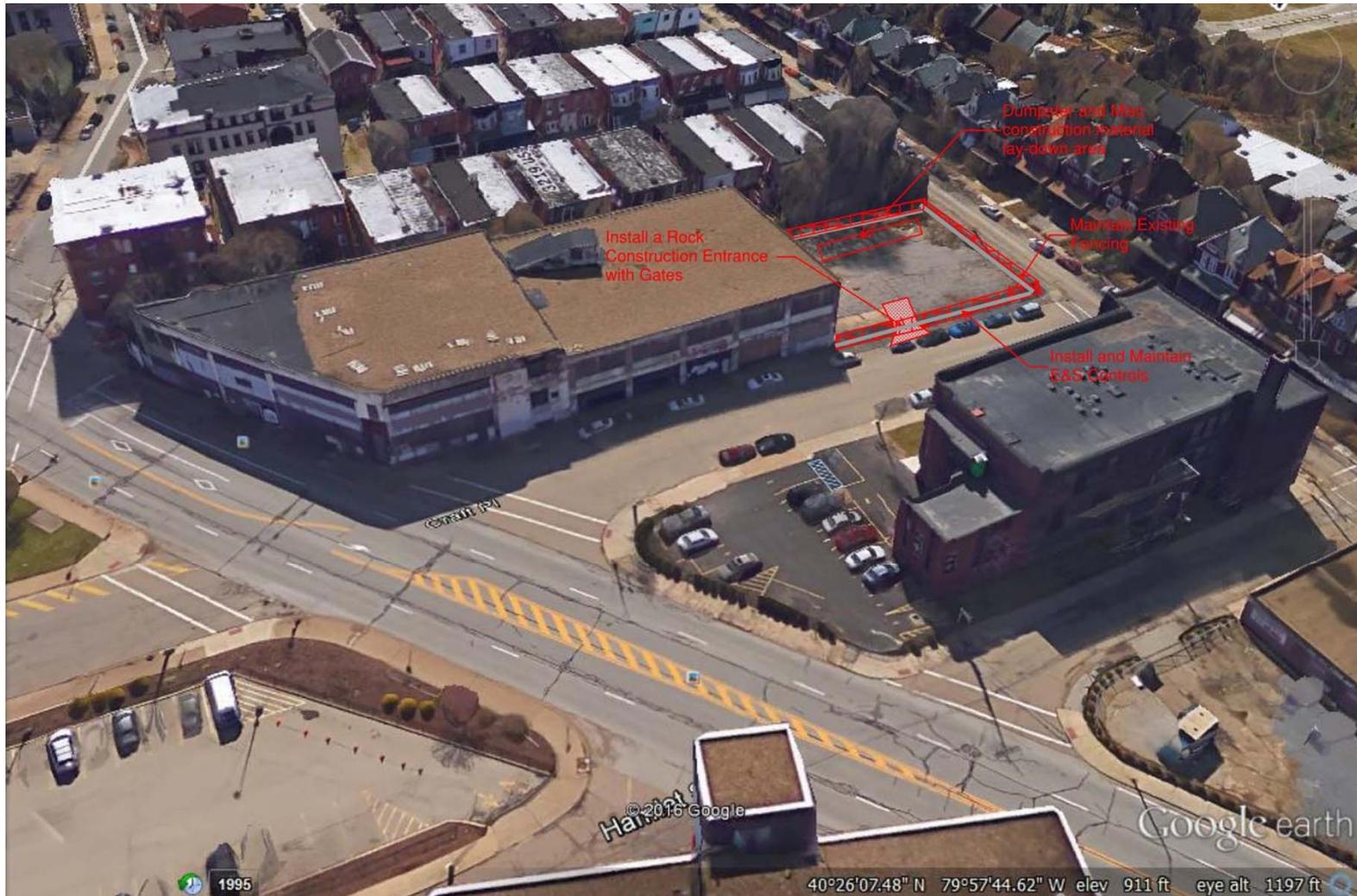
# Demolition Planning and Phasing

## Phase 1: Mobilization and Abatement



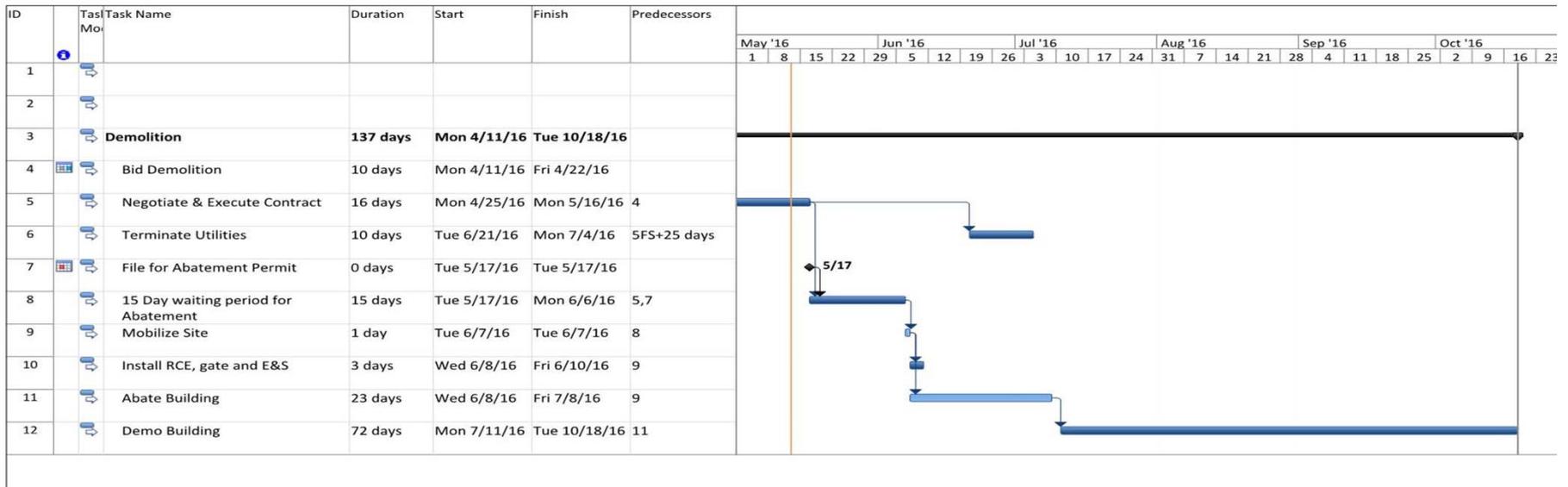
# Demolition Planning and Phasing

## Phase 2: Demolition



# Duration of Demolition Activities

## Demolition Schedule



# Recycling of Materials and Environmental Impacts

- Recycling Program:
  - Ferrous metals recovered during demolition will be diverted from the waste stream and taken to a recycling facility.
  - Any crushed concrete accumulated during the demolition will be reused on-site or other construction sites when possible
  - Concrete material that doesn't have significant rebar in it will be taken to a concrete recycling facility which crushed the material for re-use
  - The general intent is to divert as much C&D debris and recoverable material from the typical waste stream as possible to maximize our recycling potential

# Recycling of Materials and Environmental Impacts

- Environmental Impacts:
  - An abatement program is in place to properly address any hazardous conditions prior to demolition of the building. All hazardous materials that are abated will be properly disposed of by our licensed demolition and abatement contractor, Nova Environmental.
  - During the abatement and demolition Nova will conduct air monitoring.

# Post Demolition Conditions



OXFORD  
 CRAFT PLACE APARTMENTS  
 Date: 05.13.16

## PERMANENT SEEDING SPECIFICATIONS

### MATERIALS

#### 2.1 SEED

- A. GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
- B. GRASS-SEED MIX: PROPRIETARY SEED MIX AS FOLLOWS:
  - 1. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE THE FOLLOWING:
    - a. ERNST CONSERVATION SEEDS; "5311 CONSERVATION MIX".

#### PERMANENT SEED MIXTURE

#### PROPORTION BY WEIGHT

CREeping RED FESCUE (FESTUCA RUBRA)	30%
KENTUCKY BLUEGRASS, "CORSAIR" (POA PRATENSIS, "CORSAIR")	25%
KENTUCKY BLUEGRASS, "CADET" (POA PRATENSIS, "CADET")	25%
ANNUAL RYEGRASS (LOLIUM MULTIFLORUM (L. PERENNE VAR. ITALICUM))	10%
PERENNIAL RYEGRASS, "CONFETTI III" (TURF TYPE) (LOLIUM PERENNE, "CONFETTI III")	10%

#### 2.2 MULCHES

- A. STRAW MULCH: PROVIDE AIR-DRY, CLEAN, MILDEW- AND SEED-FREE, SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.
- B. FIBER MULCH: BIODEGRADABLE, DYED-WOOD, CELLULOSE-FIBER MULCH; NONTXIC AND FREE OF PLANT-GROWTH OR GERMINATION INHIBITORS; WITH A MAXIMUM MOISTURE CONTENT OF 15 PERCENT AND A PH RANGE OF 4.5 TO 6.5.
- C. NONASPHALTIC TACKIFIER: COLLOIDAL TACKIFIER RECOMMENDED BY FIBER-MULCH MANUFACTURER FOR SLURRY APPLICATION; NONTXIC AND FREE OF PLANT-GROWTH OR GERMINATION INHIBITORS.
- D. ASPHALT EMULSION: ASTM D 977, GRADE SS-1; NONTXIC AND FREE OF PLANT-GROWTH OR GERMINATION INHIBITORS.

#### 2.3 PESTICIDES

- A. GENERAL: PESTICIDE, REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION; DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.
- B. PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.
- C. POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.

# Exhibit 1– Nova Environmental Service's Environmental D&D Plan

- See the attached Exhibit 1 for the full plan



**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: <i>(412) 395-3465</i>	
Address:	City:	State:	Zip Code:
2. Applicant/Company Name: <i>Oxford Development</i>		Phone Number: <i>(412) 395-3465</i>	
Address: <i>301 Grant</i>	City: <i>Pittsburgh</i>	State: <i>PA</i>	Zip Code: <i>15219</i>
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <i>Craft Place Demolition</i>			
4. Development Location: <i>Craft Place + Blvd. of the Allies</i>			
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: <i>7/11/16</i>	Occupancy Date: <i>10/18/16</i>	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):			
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: <i>Demolition of 2.5 story, 21,462 SF abandoned warehouse and surface lot.</i>			
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       Recreational       Industrial       Institutional

14. Gross Floor Area:  
 Existing to be Razed: 21,462 sq ft  
 Existing to be Retained: NA sq ft  
 Retained Area to be Renovated: NA sq ft  
 To be Constructed: NA sq ft  
 Building Footprint: NA sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	2.5			
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: \_\_\_\_\_ 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.pgh20.com](http://www.pgh20.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

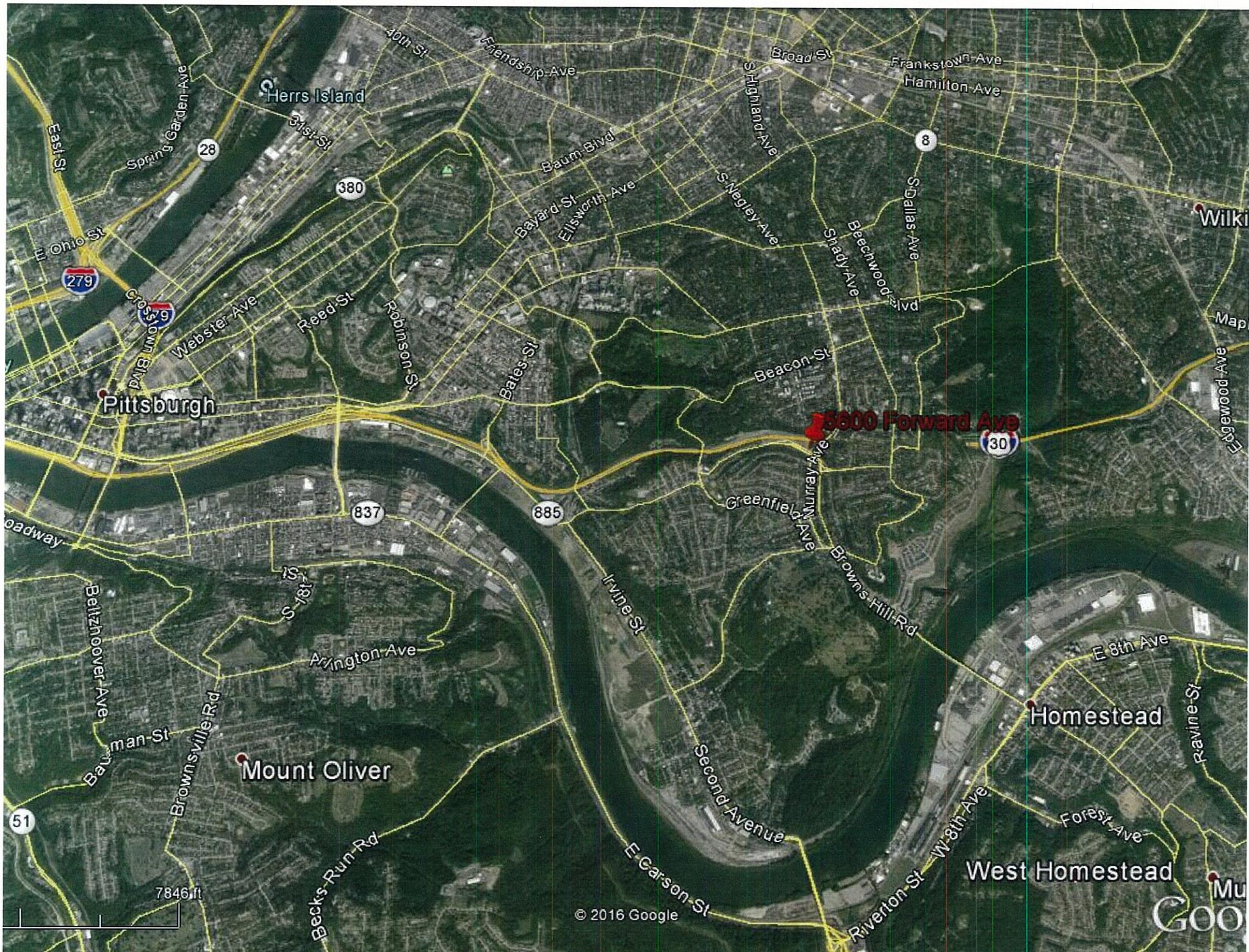
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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:



Pittsburgh

5600 Forward Ave

Mount Oliver

Homestead

West Homestead

© 2016 Google

GOO

51

7846 ft

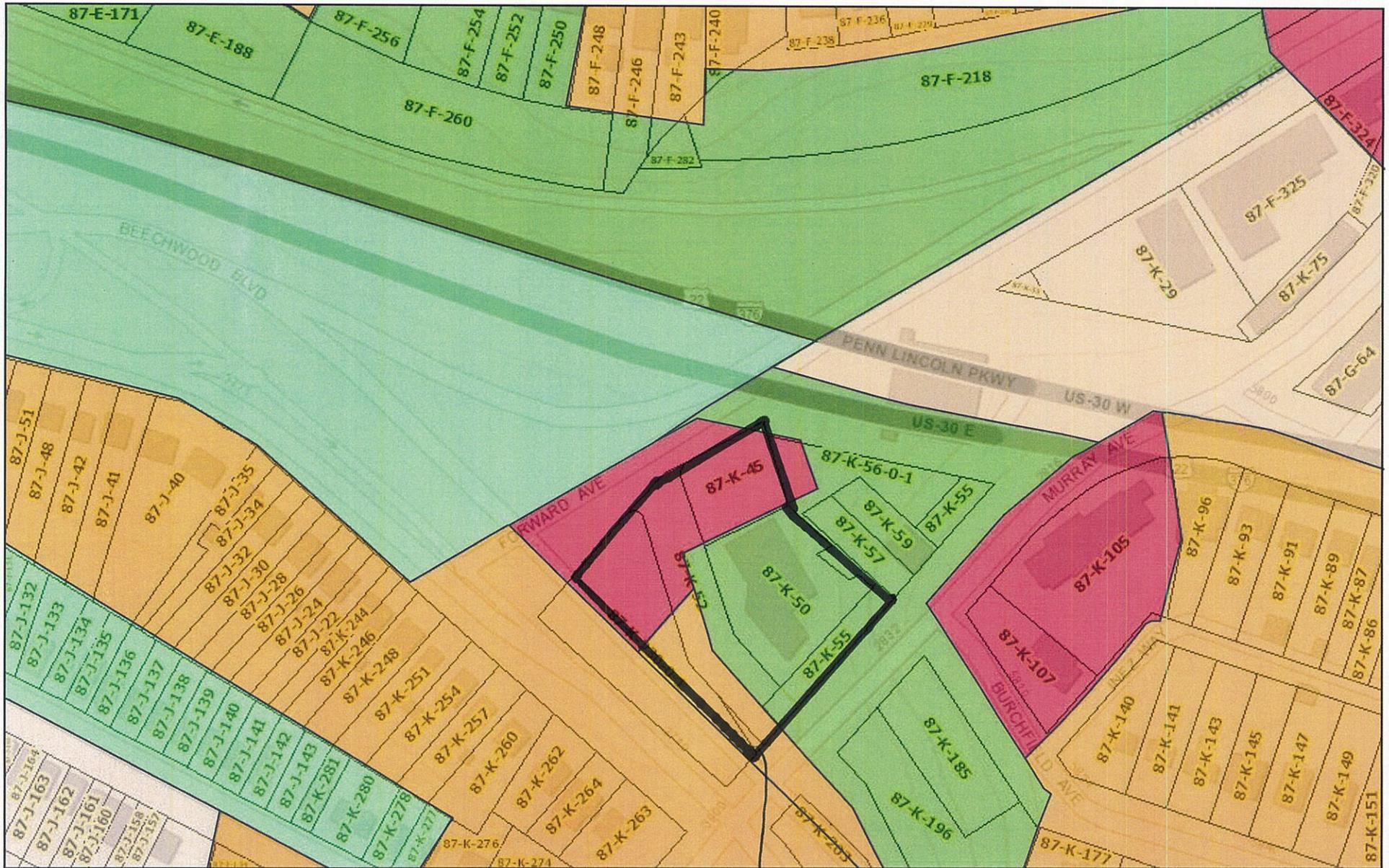
380

8

30

837

885

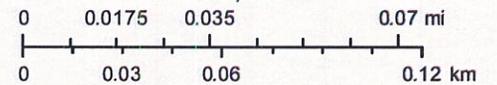


February 18, 2016



87-K-210

1:2,257



Allegheny County 2012; 2010 Imagery  
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,



© 2016 Google

Google earth

feet  
meters





6 ft

# **5600 Forward Avenue, City of Pittsburgh**

*March 15, 2016*

## ***Possible Site Uses / Community Process***

---

Currently, the site consists of approximately one acre with a one story, 7,300 square foot building. The building is vacant, was originally constructed as a warehouse, was converted to office space in the 1960's and is at or near dock height.

The site is made up of five lots and three different zoning classifications (Parks, LNC & R2). Under these conditions, the site cannot be marketed or reused. The building rests in the Parks zoning classification. Utilizing the LNC classification for the entire site rather than a portion will make it possible to reactivate the consolidated site for uses permissible under LNC, including office and retail.

At this time, conversations have taken place with the City Councilman regarding the site. Councilman O'Connor is anxious to see the site reactivated. Currently, there is no project being contemplated for community review or input.

**THE BUNCHER COMPANY**

**ALL SIGNATURES MUST BE MADE WITH A PERMANENT NAVY BLUE INK OR NAVY BLUE FELT-TIPPED PEN**

By a resolution approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Board of Directors of the The Buncher Company, incorporated in the Commonwealth of Pennsylvania, owner of the land shown on the The Buncher Company Lot Consolidation Plan adopted this plan as its plan of lots. This adoption shall be binding upon the corporation and upon its successors and assigns.

(Seal) \_\_\_\_\_  
 The Buncher Company  
 Signature/Title of officer witnessing \_\_\_\_\_  
 Thomas J. Balestrieri, President

Date \_\_\_\_\_  
 Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Thomas J. Balestrieri, President, of The Buncher Company, who stated that he is authorized to execute the above lot consolidation plan on behalf of the company and was present at the meeting at which the action of the company was taken to adopt the plan.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 (Seal) \_\_\_\_\_  
 Notary Public

I, Evan D. Baker, Jr., a Registered Professional Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, ways, and highways, as surveyed and plotted by me for the owners or agents.

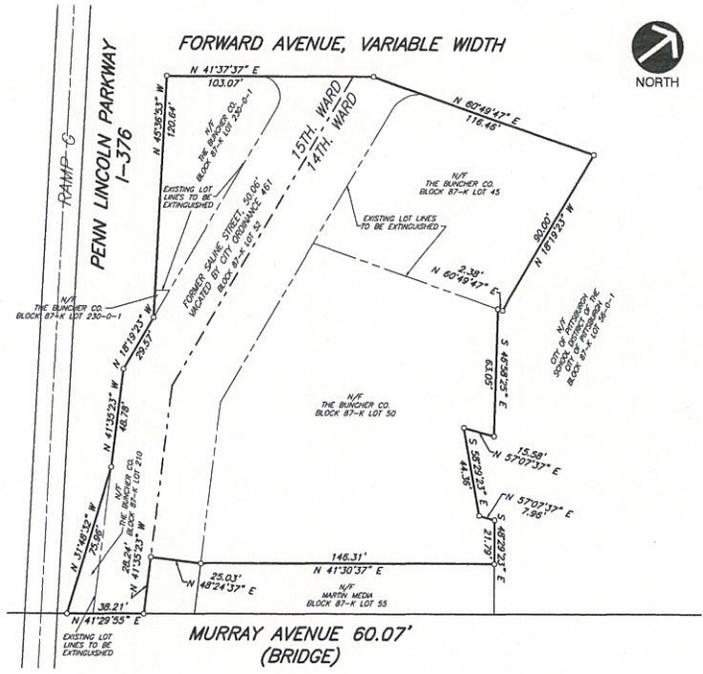
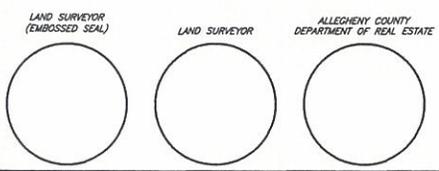
Date \_\_\_\_\_  
 Evan D. Baker, Jr.,  
 P.L.S., Reg. No. 32018-E

COMMONWEALTH OF PENNSYLVANIA )  
 COUNTY OF ALLEGHENY )  
 Recorded in the Department of Real Estate for the recording of deeds, plans, etc., in said County in Plan Book Volume \_\_\_\_\_ Page \_\_\_\_\_.  
 Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 Manager

The Buncher Company, owner of The Buncher Company Lot Consolidation Plan shown hereon, does hereby certify there is no mortgage, lien, or encumbrance against the property, and that the title of this property is in the name of The Buncher Company, pursuant to the following deeds recorded in the Allegheny County Department of Real Estate:

Thomas J. Balestrieri, President

- BEING A CONSOLIDATION OF THE FOLLOWING LOTS:
- BLOCK 87-K, LOT 230-0-1 D.B.V. 5401, PG. 59
  - BLOCK 87-K, LOT 45 D.B.V. 5280, PG. 25
  - BLOCK 87-K, LOT 50 D.B.V. 5438, PG. 293
  - BLOCK 87-K, LOT 210 D.B.V. 5781, PG. 740
  - FORMER SALINE STREET (BLOCK 87-K, LOT 52) D.B.V. 16312, PG. 296



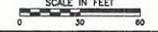
REVISION RECORD		
NO.	DATE	DESCRIPTION
1	1/21/2016	REVISION FOR COMMENTS
2	2/15/2016	REVISED TAX PARCELS
3	2/15/2016	ADDED BLOCK 87-K STREET INFORMATION



LEGEND  
 ——— PROPERTY LINE  
 ——— RIGHT OF WAY LINE  
 - - - ADJACENT PROPERTY LINE  
 - - - PROPERTY LINE TO BE REMOVED

OWNER: THE BUNCHER COMPANY  
 1300 PENN AVENUE  
 SUITE 300  
 PITTSBURGH, PA 15222-4211

TOTAL PLAN AREA  
 45,437.32 SQ. FT.  
 1.043 ACRES



**CEC**  
**Civil & Environmental Consultants, Inc.**  
 333 Baldwin Road • Pittsburgh, PA 15205  
 Ph: 412.429.2324 • 800.365.2324 Fax: 412.429.2114  
 www.cecinc.com

**THE BUNCHER COMPANY  
 LOT CONSOLIDATION PLAN**  
 Situate in  
**14TH AND 15TH WARDS, CITY OF PITTSBURGH  
 ALLEGHENY COUNTY, PENNSYLVANIA**  
 Made For  
**THE BUNCHER COMPANY**

DATE: 1/21/2016 SCALE: 1"=300' DRAWING NO.:  
 DRAWN BY: MST CHECKED BY: JRB **CON-1**  
 PROJECT NO: 164-270 APPROVED BY: EDB SHEET 1 OF 1



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

**ZONE CHANGE PETITION**

**Address**

5600 Forward Avenue, Pittsburgh PA 15217

Owner:

The Buncher Company

Address:

1300 Penn Avenue, Pittsburgh PA 15222

Phone:

412-422-9900, Ext. 264

Applicant / Agent:

Same

Address:

Phone:

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

Owner's Name	Property

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

Block & Lot: 87-K-45, 87-K-50, 87-K-210 & 87-K-230-0-1 Ward: 14th & 15th Wards  
 Sq. ft. of site: 45,437.82 or, number of acres: \_\_\_\_\_  
 Existing Zoning: Local Neighborhood Commercial/Two Unit Residential/Parks Proposed Zoning: Local Neighborhood Commercial  
 Present use of site:

Former Office; currently vacant

Proposed use & improvements: (attach map of proposed zone change area)

The property currently is comprised of Local Neighborhood Commercial, Two Unit Residential and Parks. The Buncher Company proposes to consolidate the four parcels and secure (see Attachment  
*(if additional space is required, attach a separate sheet)*

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because:

The zone change will enhance the neighborhood, in that the property will be able to be leased to a business that will benefit the residents of the City.

The proposed application will comply with the conditions specified in the Code by:

**NOTICE TO ANYONE WHO JOINS THIS PETITION:**

Despite any statements of proposed use made above, enactment of this ordinance will permit involved property to be used for any of the uses listed in the classification table of the Zoning Ordinance.

**STATEMENT OF TRUTH**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

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

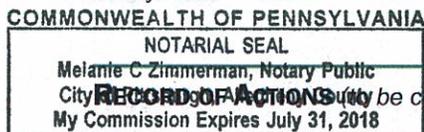
- Owner of record of the property for which this application is made, and that all the statements and data furnished with this application is true and correct.
- Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such 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 18th day of February 2016.

*Melanie C Zimmerman*  
Notary Public

*Joseph M Jackovic*  
Applicant (signature)

*Joseph M. Jackovic*  
Applicant (printed)



Record of Actions to be completed by City Planning

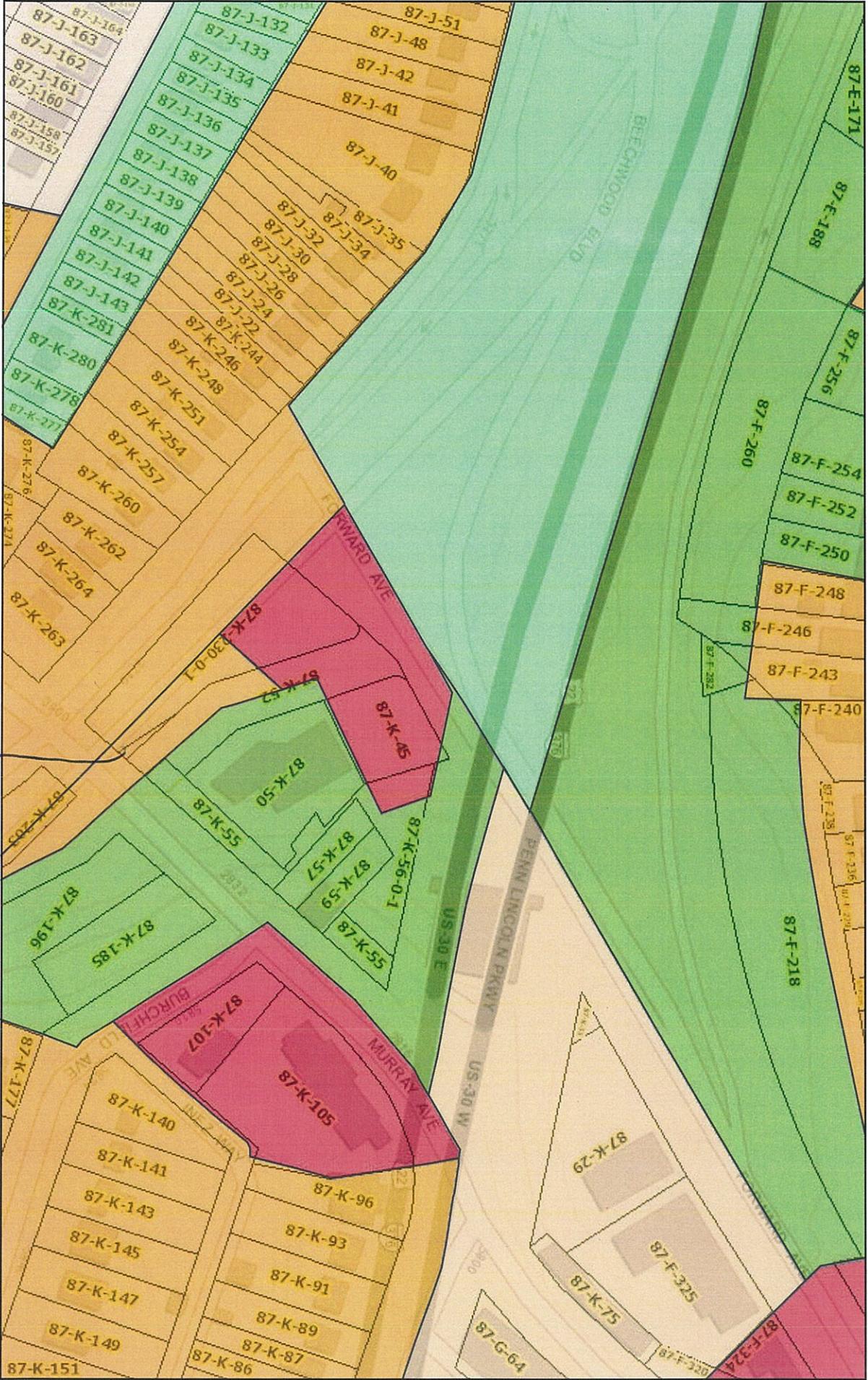
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<b>Date Filed</b>	<input type="text"/>	<b>Land Use #</b>	<input type="text"/>		
<b>Zoning District</b>	<input type="text"/>	<b>Zone Change #</b>	<input type="text"/>		
<b>Proposed Zoning</b>	<input type="text"/>				
<b>Planning Commission recommendation</b>					
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	DATE OF ACTION	<input type="text"/>		
<b>City Council action</b>					
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	DATE OF ACTION	<input type="text"/>		

ZONING CHANGE PETITION FOR THE BUNCHER COMPANY  
ATTACHMENT 1

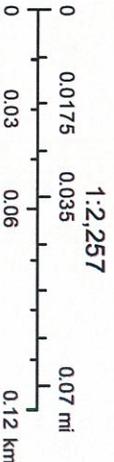
Local Neighborhood Commercial zoning for the consolidated area. Thereafter, the property will be usable and can be leased to a business. A copy of the current zoning map is attached.

February 18, 2016

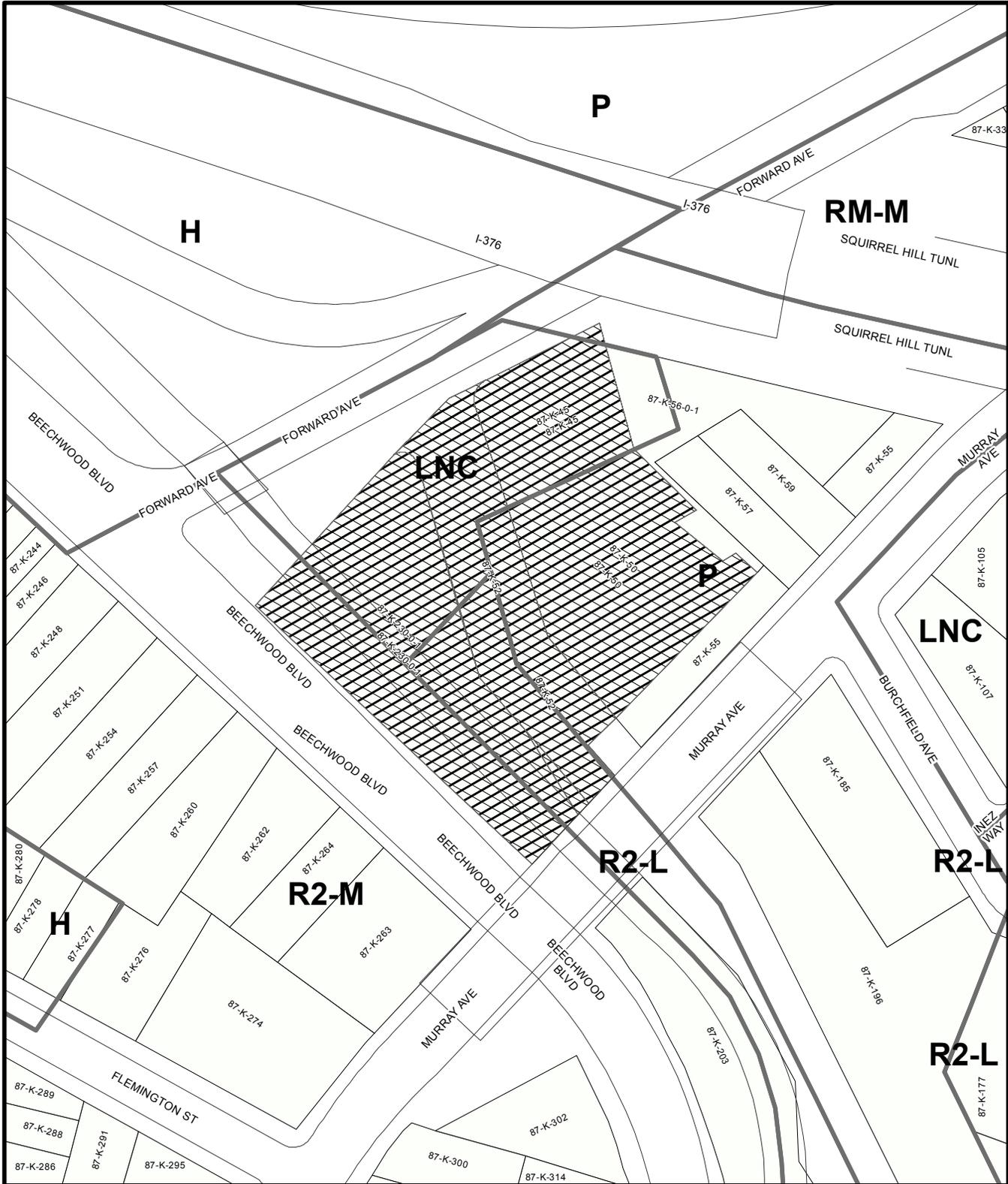
- Zoning Districts
- Local Neighborhood Commercial
- Parcels
- Lot Lines
- Zoning Districts
- Single-Unit Detached Residential
- Local Neighborhood Commercial
- Parcels
- Parks
- Two-Unit Residential
- Local Neighborhood Commercial
- Parcels
- Hillside
- Multif-Unit Residential
- Local Neighborhood Commercial
- Parcels



87-K-210



Allegheny County 2012, 2010 Imagery  
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,



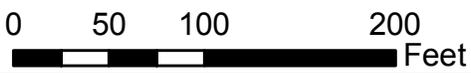
**ZONE CHANGE**

CHANGE OF ZONING FROM PARKS & 2-UNIT RESIDENTIAL LOW DENSITY TO LOCAL NEIGHBORHOOD COMMERCIAL



P & R2-L to LNC

DEPARTMENT OF CITY PLANNING



CITY OF PITTSBURGH  
MARCH 2016