CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

ZONING & DEVELOPMENT REVIEW
ZBA REQUESTS SUPPLEMENT

Posse# DCP-ZDR-2020-01812

A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE:

3. SITE INFORMATION

Development Address: 129 Rhine Pl

Parcel ID(s)/Lot-and-Block Number(s): 47-K-280

Project Description: New masonry dumpster enclosure on an existing dumpster pad

3. CONTACT INFORMATION

Applicant Name: Kento Ohmori

Applicant Contact (phone and email): 412-281-9607

B. ZBA HEARING INFORMATION

Zone Case # 99 of 2020

Date of Hearing: July 16, 2020 Time of Hearing: 9:40 a.m.

Zoning Designation: RM-M, R1A-H

Neighborhood: Spring Hill City View

Zoning Specialist:

C. ZBA REQUESTS

Type of Request: Variance Code Section: 903.03.C.2

Description: minimum 30ft street side setback required

Type of Request: Variance Code Section:

Description:

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

DCP-ZBR-2020-01812

Zoning Board of Adjustment Application

47-K-280

Address of Subject Property: 129 RHINE PL **Date:** _____

Zone Case # 99 **of 20**20 **Zoning Designation:** RM-M, RIA-H

Date of Hearing: _____ **Time of Hearing:** _____

Neighborhood: _____ **Ward:** 26 **RCO:** _____

Meeting Required: Yes ☐ No ☐

Applicant's Name: _____ **Signature:** _____

Paid: $ _____ **Check #** _____ **Zoning Specialist:** _____
(ZBA application filing fees are not refundable)

Variance ☑ **Special Exception** ☐ **Code Section #** 903.03.C.2
New masonry dumpster enclosure on an existing dumpster pad
Description: _____
- with 30' street side setback required

Variance ☐ **Special Exception** ☐ **Code Section #** _____

Description: _____

Variance ☐ **Special Exception** ☐ **Code Section #** _____

Description: _____

Describe the variance/special exception, not the proposed use/construction.

Parcel ID : 0047-K-00280-0000-00
Property Address : 132 RHINE PL
PITTSBURGH, PA 15212

Municipality : 126 26th Ward - PITTSBURGH
Owner Name : III RIVERS MANOR

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.

Parcel ID : 0047-K-00280-0000-00
Property Address : 132 RHINE PL
PITTSBURGH, PA 15212

Municipality : 126 26th Ward - PITTSBURGH
Owner Name : III RIVERS MANOR

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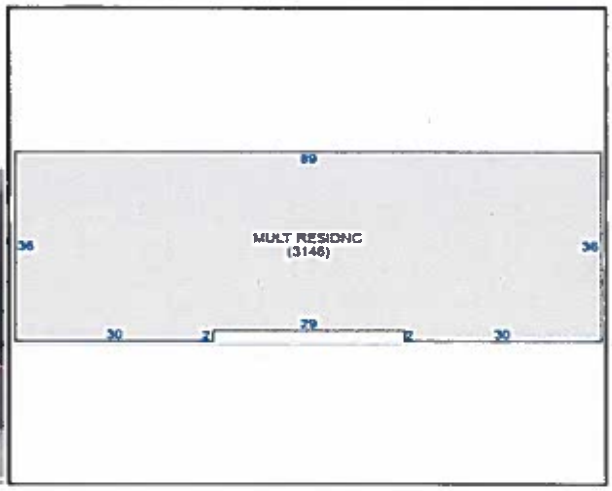
Parcel ID : 0047-K-00280-0000-00

Property Address : 132 RHINE PL
PITTSBURGH, PA 15212

Municipality : 126 26th Ward - PITTSBURGH

Owner Name : III RIVERS MANOR



CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

Location 125 Rhine Place Ward 26

Permitted Occupancy New one story building used as management office and maintenance building

Owner III Rivers Manor, A Limited Partnership Address 2130 Oliver Building 15222

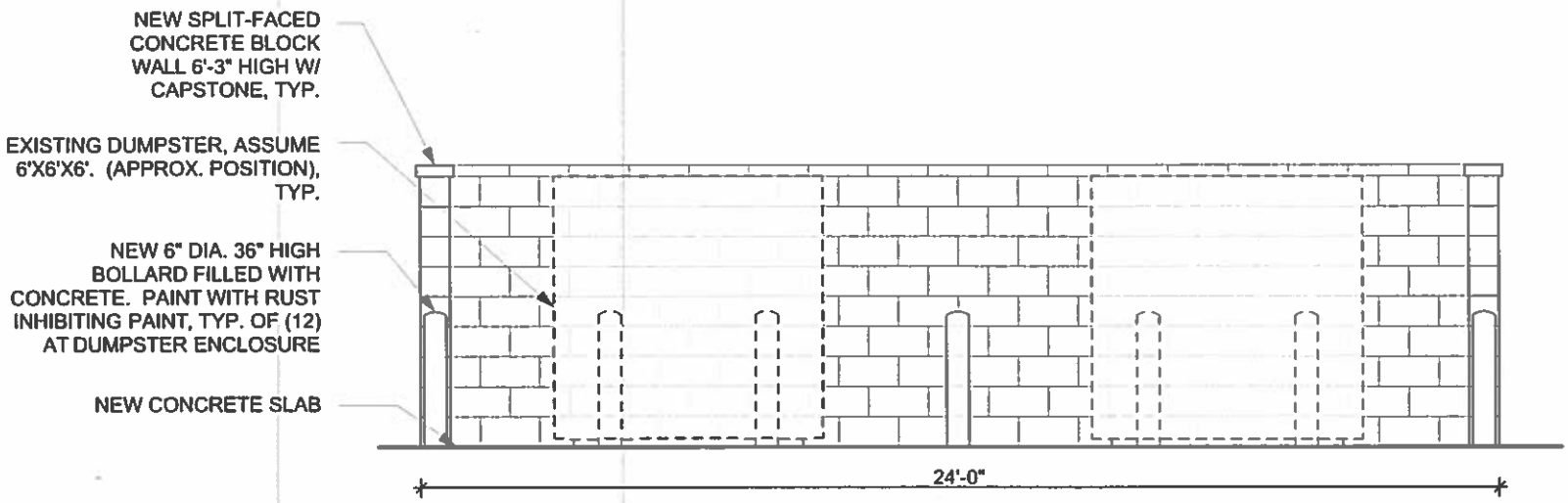
Lessee Address

Permission is hereby granted for the occupancy above described.

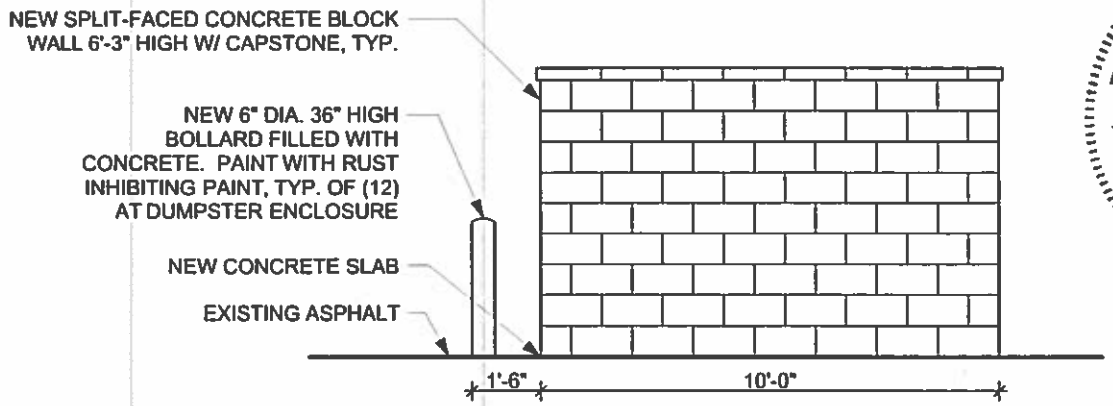
March 3, 19 81

No. 38161

Superintendent, Bureau of Building Inspection



1 MASONRY ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 MASONRY ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT
PENNSYLVANIA
KENTO OHMORI RA404265

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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seal

general notes

revisions

project title

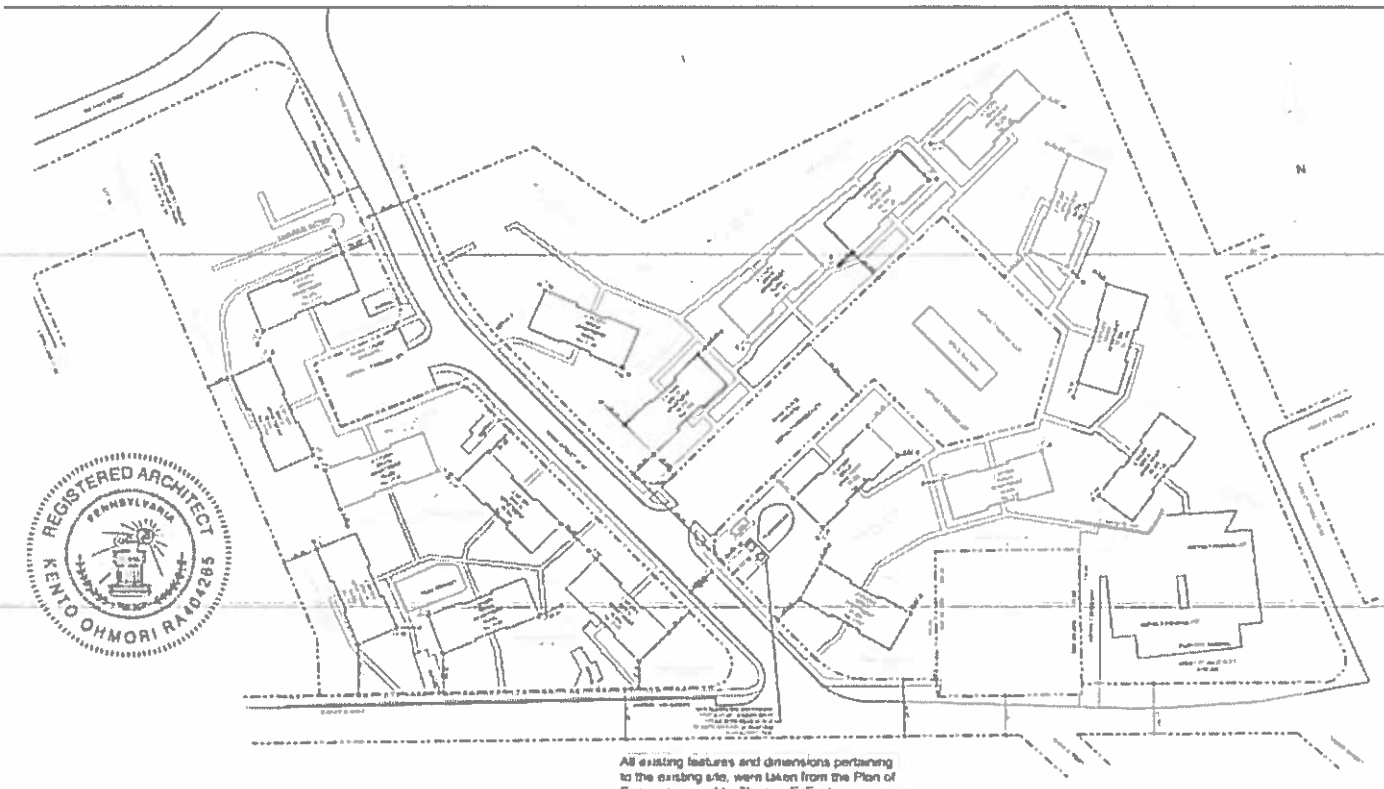
Owner:
Allegheny Housing Rehabilitation Corporation, General Corporation
5604 Baum Blvd
Pittsburgh,PA,15206

Project Location:
III Rivers
All of the Spring Hill Gardens Plan of Lots and Lot No.1 in the St. Michael and all Angles Lutheran Church Plan
Pittsburgh, PA 15212

drawing title

MASONRY ENCLOSURE FRONT ELEVATION, MASONRY ENCLOSURE SIDE ELEVATION

scale: As Noted	Sheet No.
date: February 19, 2020	A2
no. 2 / of. 2	Project #1966



REGISTERED ARCHITECT
PENNSYLVANIA
KENTO OHMORI RA404285

All existing features and dimensions pertaining to the existing site, were taken from the Plan of Survey prepared by Thomas F. Easton, Registered Surveyor, Dated March 1980, Revised June, 1980-November 1981

1 SITE PLAN
SCALE: 1" =100'

Fukui Architects P

Owner:

Project Location:

Sheet No.
A1

1 2

129 Rhine Pl needs a zba

Mangis, Philip <philip.mangis@pittsburghpa.gov>
Tue 4/14/2020 11:39 AM

To: Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>
Cc: Scheppke, Daniel <daniel.scheppke@pittsburghpa.gov>

Dear Lana and Daniel

I hope you both are doing well. I am emailing you to let you know that I have a project at 129 Rhine Pl, that needs a dimensional variance for dumpster enclosures. The customer is aware zba cases are at a stand still right know, I just wanted to give you guys a heads up. If you have any questions about this zoning review let me know.

Thank you,
Phil Mangis