



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE: 5/13/2020

3. SITE INFORMATION

Development Address: 835 Gearing Ave

Parcel ID(s)/Lot-and-Block Number(s): 15-R-239

Project Description: Urban plant nursery and accessory shed structure

3. CONTACT INFORMATION

Applicant Name: Raynise Kelly

Applicant Contact (phone and email): rkelly578@gmail.com (412) 224-7157

B. ZBA HEARING INFORMATION

Zone Case # 141 Click here to enter text. of 2020 Click here to enter text.

Date of Hearing: August 6, 2020 Click here to enter text.

Time of Hearing: 9:10 a.m. Click here to enter text.

Zoning Designation: R2-H

Neighborhood: Beltzhoover

Zoning Specialist: ZC

C. ZBA REQUESTS

Type of Request Variance: Code Section: 911.01.G
Description: Nursery use not permitted in R2-H district

Type of Request: Variance Code Section: 903.03.D.2
Description: 5' side setbacks required; 4' & 3' requested

Type of Request: Variance Code Section: 903.03.D.2
Description: 15' front setback required; 12'-11" requested

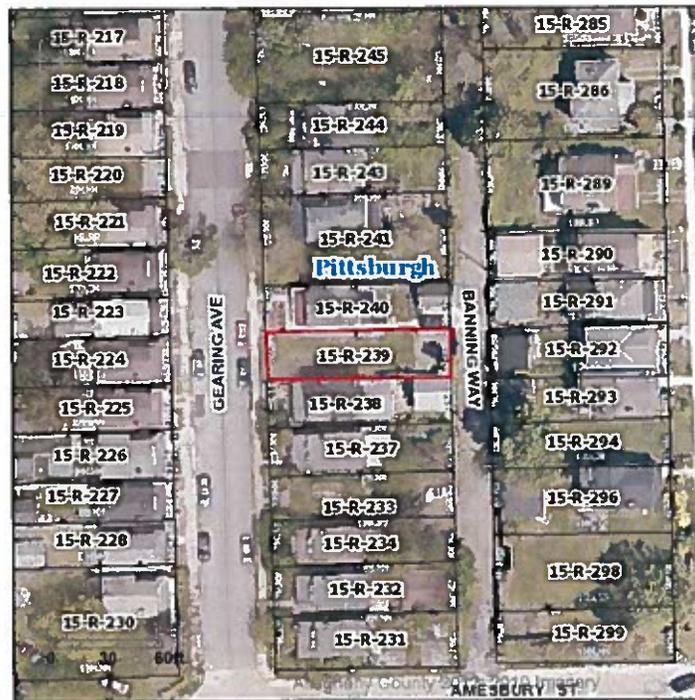
Parcel ID 0015-R-00239-0000-00
Property Address 835 GEARING AVE
PITTSBURGH, PA 15210

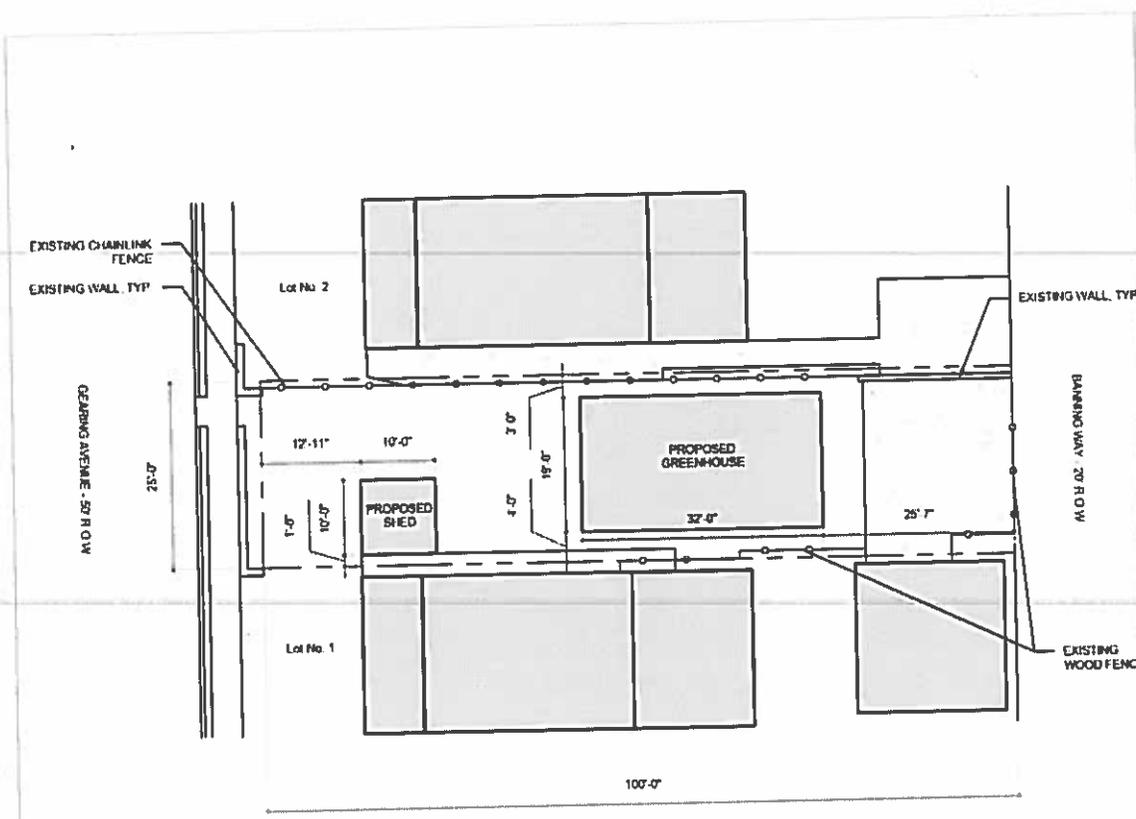
Municipality : 118 18th Ward - PITTSBURGH
Owner Name MARTIN C EDWARD & DIANE H (W)

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

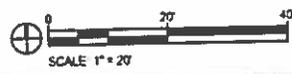
Note: This button uses pop-ups. Please click help button for further printing instructions.





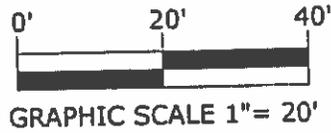
Site Plan
835 Gearing Ave
Pittsburgh, PA 15210

Property of: Martin Edward & Diane
 Address: 835 Gearing Ave, Pittsburgh, PA 15210
 Lot and Block: 15-11-239
 April 19, 2020

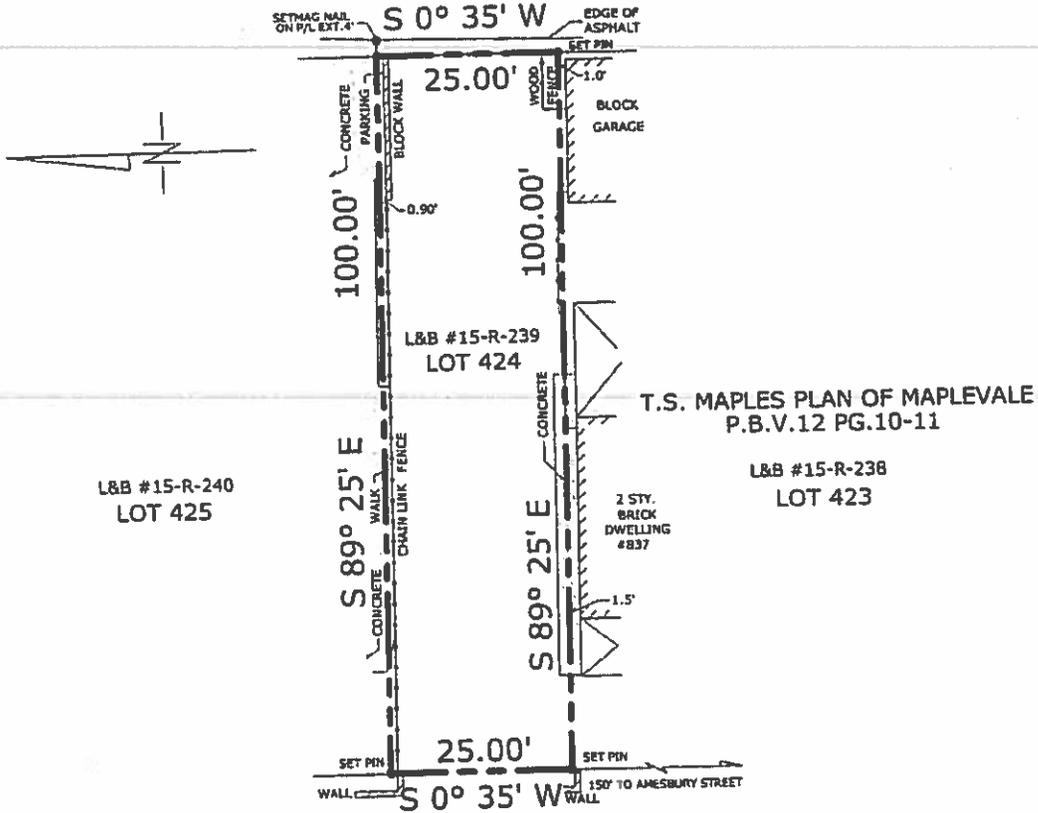


NOTE: CALL PA ONE CALL SYSTEMS BEFORE CONSTRUCTION AND OR EXCAVATION. NO UTILITIES LOCATED.

The purpose of this plan is for boundary and mortgage location purposes only. Declaration is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.



BANNING WAY 20'



(VACANT#835)

GEARING AVENUE 50'

FORMERLY MYRTLE AVENUE



I Jeffrey L. Kroneberg, P.L.S., hereby certify to and solely for the benefit of the person(s) named in this plan that this plan was prepared upon the premises on the data shown hereon showing the location of all buildings and easements of the surface of the premises. This plan is based on current deed and/or plan of record without the benefit of a title search which may reveal additional conveyances, easements, rights of way, or building lines. This plan may not be relied upon by anyone other than the person(s) for whose benefit it had been prepared. Copies of this plan without a signed seal are for reference only. This plan may not be recorded or referenced in deed, survey plan or plat book unless a signed acknowledgement appears on this plan stating it was prepared for such purpose.

ALLEGHENY LAND SURVEYING
REGISTERED LAND SURVEYORS
PITTSBURGH, PA

PLAN OF SURVEY

SITUATE IN:
18TH. WARD, CITY OF PITTSBURGH, ALLEGHENY CO., PA

DRAWING NO.

MADE FOR:
RAYNISE KELLY

SCALE: 1" = 20'

DATE: 3-23-2020