



**A. PROJECT INFORMATION**

1. APPLICATION IS:  Development Project  Protest Appeal

2. STAFF REVIEW DATE:

**3. SITE INFORMATION**

Development Address: 3103 Brereton St

Parcel ID(s)/Lot-and-Block Number(s): 25-M-103

Project Description: Change of use from the office (limited) to a single family unit

**3. CONTACT INFORMATION**

Applicant Name: GianCarlo Lies

Applicant Contact (phone and email): 412-657-8454

**B. ZBA HEARING INFORMATION**

Zone Case #130. of 2020

Date of Hearing: *August 13, 2020*

Time of Hearing: *9:30 a.m.*

Zoning Designation: LNC

Neighborhood: Polish Hill

Zoning Specialist: Svetlana Ipatova

**C. ZBA REQUESTS**

Type of Request: Variance

Code Section: 914.02.A

Description: one parking space required per additional unit, none proposed

Type of Request: Variance

Code Section:

Description:

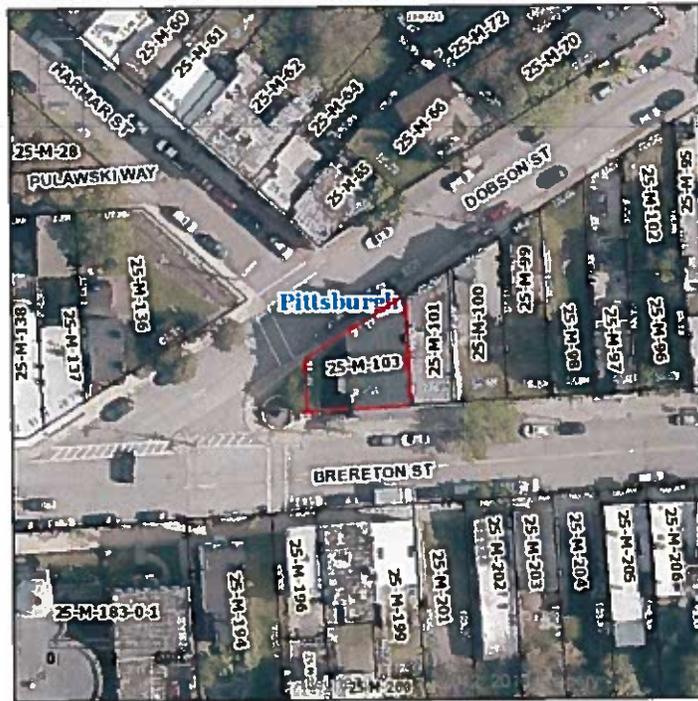
Parcel ID : 0025-M-00103-0000-00  
Property Address : 3101 -3103 BRERETON ST  
PITTSBURGH, PA 15219

Municipality : 106 6th Ward - PITTSBURGH  
Owner Name : PATINA REAL ESTATE &  
DEVELOPMENT LLC

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.

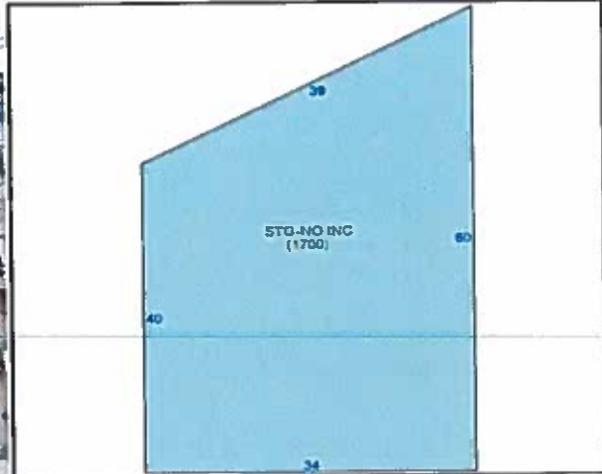
Print

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



Parcel ID : 0025-M-00103-0000-00  
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# CERTIFICATE OF OCCUPANCY CITY OF PITTSBURGH

Use Group: M B

BOA Number:

Permit Number: 08-06857

ZBA Number:

Lot & Block #: 0025M/00103 00

Location: 3101 BRERETON ST

Construction Type: III B

2006 IBC

Permitted Occupancy: CONTINUED USE OF 1000 SQ FT OF FIRST FLOOR AS JUBILEE PANTRY AND 750 SQ FT FOR USE AS RETAIL SALES & SERVICE (LIMITED), NEW USE OF SECOND FLOOR AS OFFICE (LIMITED, AND CONTINUED USE OF THIRD FLOOR AS TWO DWELLING UNITS; WITH 4' X 13.33' ADA RAMP ON THE SOUTHERLY SIDE

Owner: THE JUBILEE ASSOCIATION INC

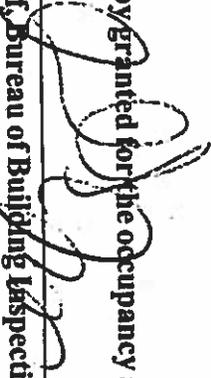
3101 BRERETON STREET

PITTSBURGH PA 15219

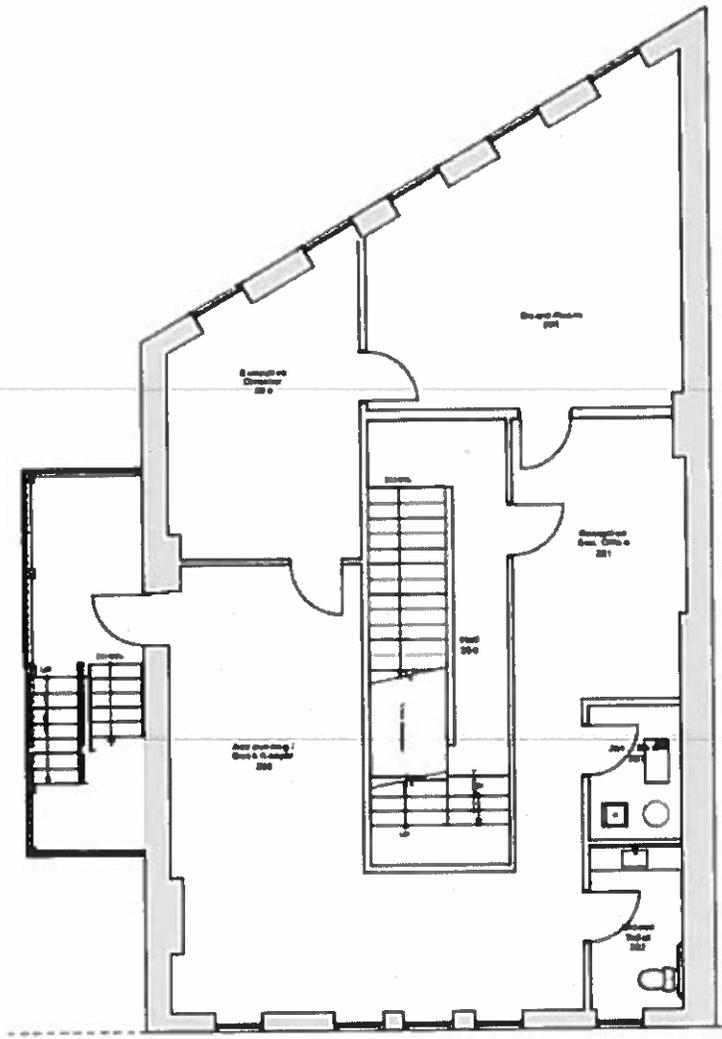
Lease:

Occ Number: 200803081  
Date Issued: 05/26/2010  
Ward: 6  
Date Completed: 05/10/2010

Permission is hereby granted for the occupancy above described.

  
Chief, Bureau of Building Inspection





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# SECOND FLOOR PLAN

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

Re: 3103 Brereton Street – DCP-ZDR-2020-05226

Seifert, Caroline <caroline.seifert@pittsburghpa.gov>

Fri 6/5/2020 12:44 PM

To: GianCarlo Lies <giancarlo.lies@gmail.com>

Cc: Quentin Carbone <quentinjacbone@gmail.com>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Hi,

I've copied in Lana, who will assist you in scheduling a hearing.

Variance Request

914.02.A - one parking space required per unit, none proposed

Thanks,

Caroline Seifert

Zoning Specialist

City of Pittsburgh, Department of City Planning

caroline.seifert@pittsburghpa.gov

P: 412-255-2246 ext 2

200 Ross St., 3rd Floor

[www.pittsburghpa.gov/dcp/](http://www.pittsburghpa.gov/dcp/)

**Thank you for your patience in this time as our department moves to work out of office and continues to serve the public. We apologize for any delays in response. The Zoning counter at 200 Ross Street is currently closed. Applications can be submitted and documents uploaded onto OneStopPGH. We will continue to review applications and keep you informed on changes to review procedures and next steps.**

Review this [checklist](#) to determine whether a Zoning and Development Review Application (ZDR) application and stamped site plan is required. The [OneStopPGH](#) online portal is now open. You are able to create a User Profile, which will allow you to initiate all zoning and permitting applications, pay fees, and upload your attachments for review.

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**From:** GianCarlo Lies <giancarlo.lies@gmail.com>

**Sent:** Friday, June 5, 2020 12:05 PM

**To:** Seifert, Caroline <caroline.seifert@pittsburghpa.gov>

**Cc:** Quentin Carbone <quentinjacbone@gmail.com>

**Subject:** Re: 3103 Brereton Street – DCP-ZDR-2020-05226

Hi Caroline - thanks for the quick response!

The square footage is ~1700 SqFt. We would like to get a ZBA hearing scheduled if possible as well.

Please let me know if there is anything else you need from us to move forward with the hearing.

Thanks for your help!

**GianCarlo Lies**  
**Principal - Business Operations**  
**Patina Construction & Development, LLC**  
**(412) 657-8454**



On Fri, Jun 5, 2020 at 10:20 AM Seifert, Caroline <[caroline.seifert@pittsburghpa.gov](mailto:caroline.seifert@pittsburghpa.gov)> wrote:  
Hello,

I am currently reviewing your zoning application for the change in use at 3103 Brereton St.

Can you clarify the square footage of the previous office use? The previously issued Certificate of Occupancy does not list the area of the second floor.

From the floor plan submitted, it looks like the office usage was under 2400 SF and thus did not require parking. The new unit would require an increased parking demand, and as parking would not be provided, a variance from the Zoning Board of Adjustment would be required. If you would like to move forward with scheduling a virtual ZBA hearing, let me know, and I can add this to our list to be scheduled for a hearing.

Best,

Caroline Seifert  
Zoning Specialist  
City of Pittsburgh, Department of City Planning  
[caroline.seifert@pittsburghpa.gov](mailto:caroline.seifert@pittsburghpa.gov)  
P: 412-255-2246 ext 2  
200 Ross St., 3rd Floor  
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The other attached document is the existing office floor plan. The modifications that would be made are as follows:

- The "Board Room" would be turned into the kitchen (Has existing water lines to be set-up seamlessly as kitchen)
- The "Executive Director" Room would be turned into the living room
- The "Accounting/Bookkeeping" Room would be turned into the bedroom
- A partition wall would be added between the existing bathroom and the new bedroom (after the first 1 window)
- the bathroom would be expanded slightly to add a shower (plumbing already exists to make modifications).

At this time, we do not plan to add a parking spot as we do not have ample space to do so.

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