



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE: 6/8/20

3. SITE INFORMATION

Development Address: 325 Hailman St

Parcel ID(s)/Lot-and-Block Number(s): 84-S-25

Project Description: Building renovation, front and rear additions and change of use to two family dwelling.

3. CONTACT INFORMATION

Applicant Name: Alexandra Beck

Applicant Contact (phone and email): 724-612-6420 acbeck1113@gmail.com

B. ZBA HEARING INFORMATION

Zone Case # [Click here to enter text.](#) of 2020

Date of Hearing: *August 29, 2020*

Time of Hearing: *9:00 a.m.*

Zoning Designation: R1A-H

Neighborhood: Shadyside

Zoning Specialist: Svetlana Ipatova

C. ZBA REQUESTS

Type of Request: Variance Code Section: 911.02

Description: use as two family is not permitted in the R1A-H zoning district

Type of Request: Variance Code Section: 914.02.A

Description: 2 onsite parking spaces required, none proposed

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

Min 15ft front setback required, 10ft proposed

Type of Request: Variance Code Section: 925.06.C

Min 3ft interior side setback required, less 1ft proposed

Parcel ID : 0084-S-00025-0000-00
Property Address : 325 HAILMAN ST
PITTSBURGH, PA 15206

Municipality : 107 7th Ward - PITTSBURGH
Owner Name : KERBERT NORA ELIZABETH

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.

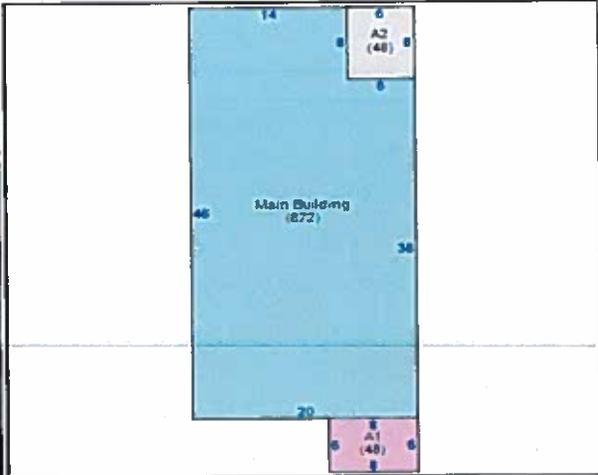
[Print](#)

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



Parcel ID : 0084 S 00025-0000-00
Property Address : 325 HAILMAN ST
PITTSBURGH, PA 15206

Municipality : 107 7th Ward - PITTSBURGH
Owner Name : KERBERT NORA ELIZABETH



Main Building		872 Sq. Ft.
A1	Canopy Over Stoop	48 Sq. Ft.
A2	Porch Frame - Open	48 Sq. Ft.





1225 RODI ROAD
TURTLE CREEK, PA 15145
PHONE #412-823-8331
FAX #888-282-9897

INVOICE NO. 205271002

INVOICE DATE: 04/17/20

TO:
NORA ELIZABETH KERBERT

PROPERTY ADDRESS:
325 HAILMAN STREET
PITTSBURGH

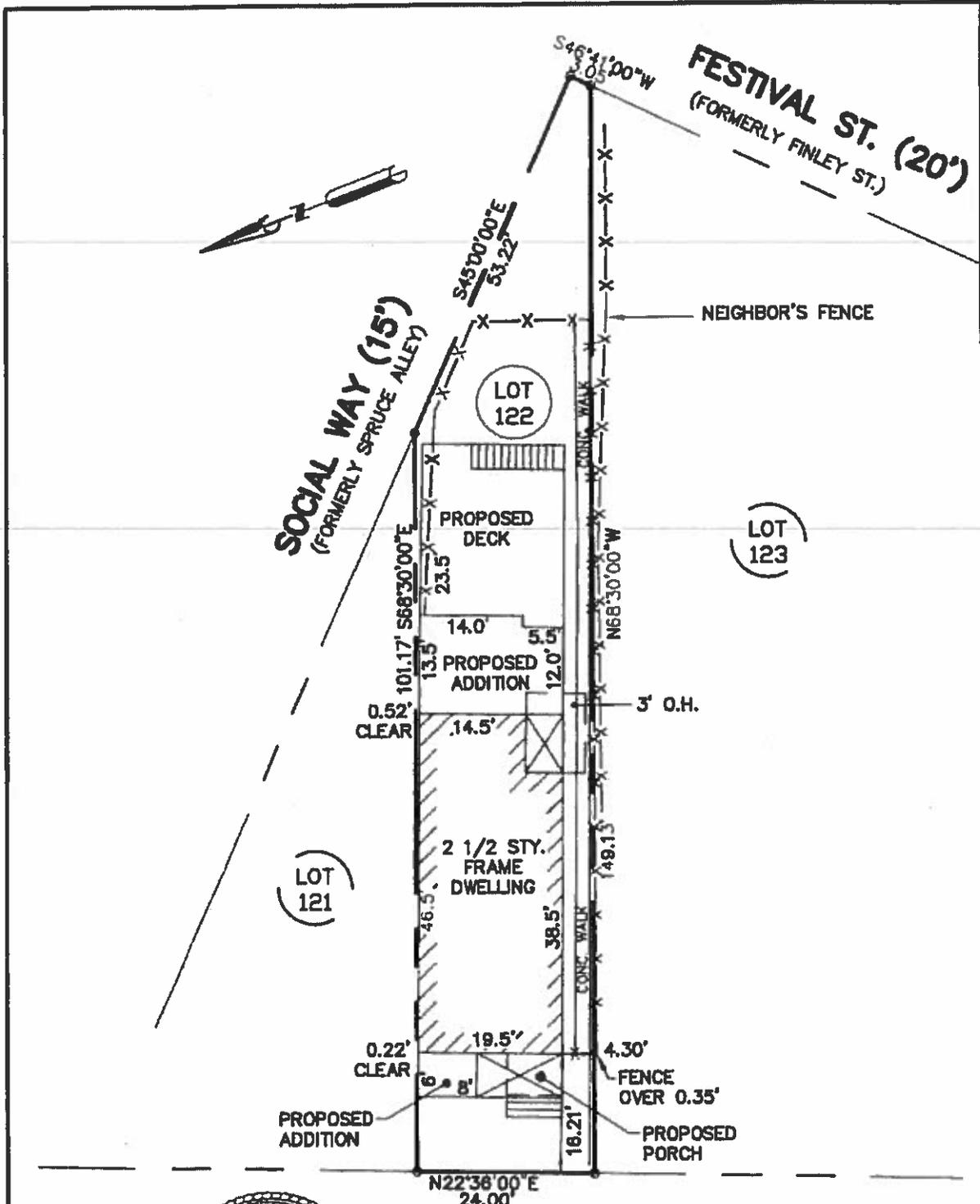
MAIL TO:
KAREN BECK
3862 GROVE ROAD
GIBSONIA, PA 15044

ALLEGHENY COUNTY

KAREN BECK

DESCRIPTION OF SERVICES PERFORMED	AMOUNT
UPDATE SURVEY WITH PROPOSED ADDITION	\$100.00
INVOICE TOTAL	\$100.00
TOTAL PAID	<u>\$0.00</u>
TOTAL DUE	\$100.00

PAYMENT DUE WITHIN 30 DAYS. By accepting our services, you agree to pay the balance due within 30 days of the date of this invoice. Outstanding balances which are 45 days or more past due will be subject to interest at an annual rate of 12%. Payments made at a time when any balance is outstanding will be applied first to interest, and then to outstanding statements in reverse order of their being billed (payments will be applied to the most recent statements before older statements). If for any reason any of these terms is not strictly enforced, such forbearance shall not constitute a waiver of these terms, or preclude their subsequent enforcement, as we deem appropriate. **ATTORNEY FEES AND COLLECTION COSTS.** If we are required to file suit against you, or to take other action, to collect an amount due, you agree, by accepting our services, to reimburse us for reasonable attorney fees and costs incurred in collection



PLAN: GEORGE DENNISTON ESTATE
P.B.V.: 3 PG: 133
INST. NO.: NONE
LOT & BLOCK MAP NO. NONE
DATE: 4-17-2020
DRAWN BY: R.F.T. (SCALE: 1"=20')

SITUATE IN
7TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

PLAN OF SURVEY
PREPARED FOR
KAREN BECK

ELWJK
CONSULTING ENGINEERS INC.
1225 ROOF ROAD, TURTLE CREEK, PA 15146
412-823-8331

DRAWING NO.
205271002



SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS, ACSM AND NSPS IN 1999.

I THE UNDERSIGNED HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES DESCRIBED ABOVE; THAT THE BOUNDARY LINES ARE AS SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON SAID PREMISES OTHER THAN THOSE SHOWN ON THIS PLAT; THAT THERE ARE NO VISIBLE EVIDENCES OF PUBLIC PASSAGEWAYS OR ROADWAYS ACROSS SAID PREMISES, EXCEPT THAT AS SHOWN HEREON; THAT THERE ARE NO STRUCTURES ON SAID PREMISES EXCEPT AS SHOWN ON THIS PLAT AND THAT THE RESULTS OF SAID SURVEY ARE TRULY REPRESENTED ON THIS PLAT AND THAT THIS MAP AND SURVEY ON WHICH IT IS BASED ARE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF ALTA, NSPS, ACSM AND NSPS ESTABLISHED IN 1999.

Re: [EXTERNAL] Re: 325 Hailman Street – DCP-ZDR-2020-04396

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

Thu 6/4/2020 9:49 AM

To: Karen Beck <kbeck@optimusrisk.com>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Cc: Alexandra Beck <acbeck1113@gmail.com>; Mark Beck <mbeck@eastcoastrm.com>

A standard parking stall is 8.5' x 19'. If you are providing parking, it would need to be shown on the site plan and you would need to get a curb cut permit.

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/

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.

From: Karen Beck <kbeck@optimusrisk.com>

Sent: Thursday, June 4, 2020 9:46 AM

To: Seifert, Caroline <caroline.seifert@pittsburghpa.gov>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Cc: Alexandra Beck <acbeck1113@gmail.com>; Mark Beck <mbeck@eastcoastrm.com>

Subject: Re: [EXTERNAL] Re: 325 Hailman Street – DCP-ZDR-2020-04396

We will probably just move the existing fence to accommodate the deck, it is a 4-5 foot chain link. Are there any dimensions on a parking space required?

Thanks,

Karen

Karen K. Beck
Loss Control Consultant

Optimus Risk Services
3862 Grove Road
Gibsonia, PA 15044