



**A. PROJECT INFORMATION**

1. APPLICATION IS:     Development Project             Protest Appeal

2. STAFF REVIEW DATE:

**3. SITE INFORMATION**

Development Address: 5430 Aylesboro Ave

Parcel ID(s)/Lot-and-Block Number(s): 86-E-264

Project Description: New two car garage for single family dwelling.

**3. CONTACT INFORMATION**

Applicant Name: Steven Hawkins

Applicant Contact (phone and email): 412-720-9249 sgharcht@aol.com

**B. ZBA HEARING INFORMATION**

Zone Case #138 of 2020

Date of Hearing: Click here to enter a date. *August 20, 2020*

Time of Hearing: Click here to enter text. *9:30 a.m.*

Zoning Designation: R1D-VL

Neighborhood: Squirrel Hill North

Zoning Specialist:

**C. ZBA REQUESTS**

Type of Request: Variance

Code Section: 903.03.A.2

Description: 5' or 10' interior side setback required , less 2' requested

Type of Request: Variance

Code Section:

Description:

Parcel ID 0086-E-00264-0000-00  
Property Address 5430 AYLESBORO AVE  
PITTSBURGH, PA 15217

Municipality 114 14th Ward - PITTSBURGH  
Owner Name JOSEPH T BELLISARIO FAMILY  
PARTNERSHIP

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.

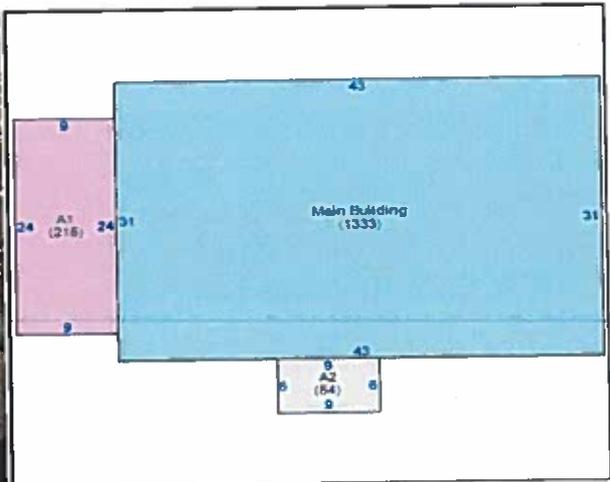
[Print](#)

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

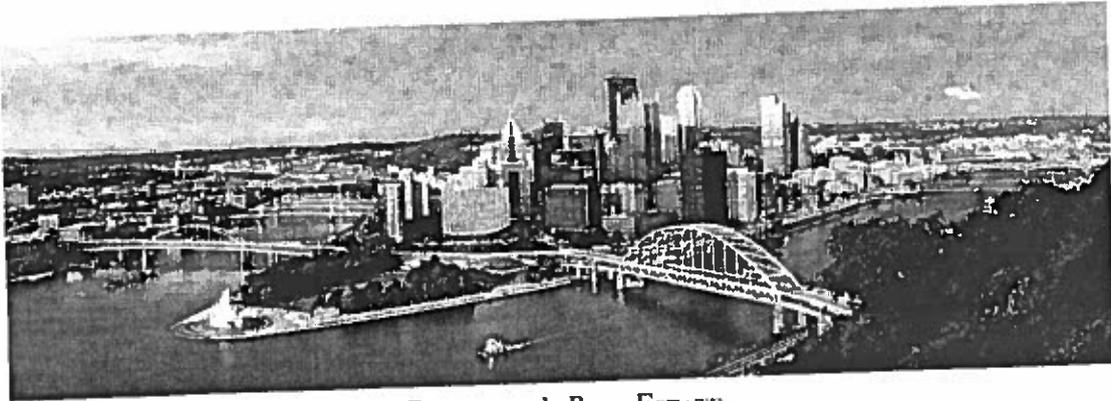


Parcel ID : 0086-E-00264-0000-00  
Property Address : 5430 AYLESBORO AVE  
PITTSBURGH, PA 15217

Municipality : 114 14th Ward - PITTSBURGH  
Owner Name : JOSEPH T BELLISARIO FAMILY  
PARTNERSHIP



Main Building		1,333 Sq. Ft.
A1	Porch Masonry - Open	216 Sq. Ft.
A2	Stoop Masonry	54 Sq. Ft.



BELLISARIO'S REAL ESTATE

EST. 1983

3750 CHILDS ST PITTSBURGH, PA 15213

Dear Neighbor's at 5415 Forbes Avenue

We are planning on beginning demolition of our existing two car garage and moving forward with construction of a new garage at 5430 Aylesboro St. Please let us know if you have any objections to the construction. Bellisario's Real Estate will be responsible for any damage should any occur, although we will not be near your property line. Please sign below if you do not object to our plans.

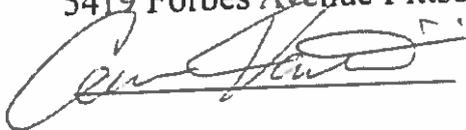
Thank you,

Joe Bellisario

  
412-287-9666

The Fantini's Signature

5419 Forbes Avenue Pittsburgh, PA 15217

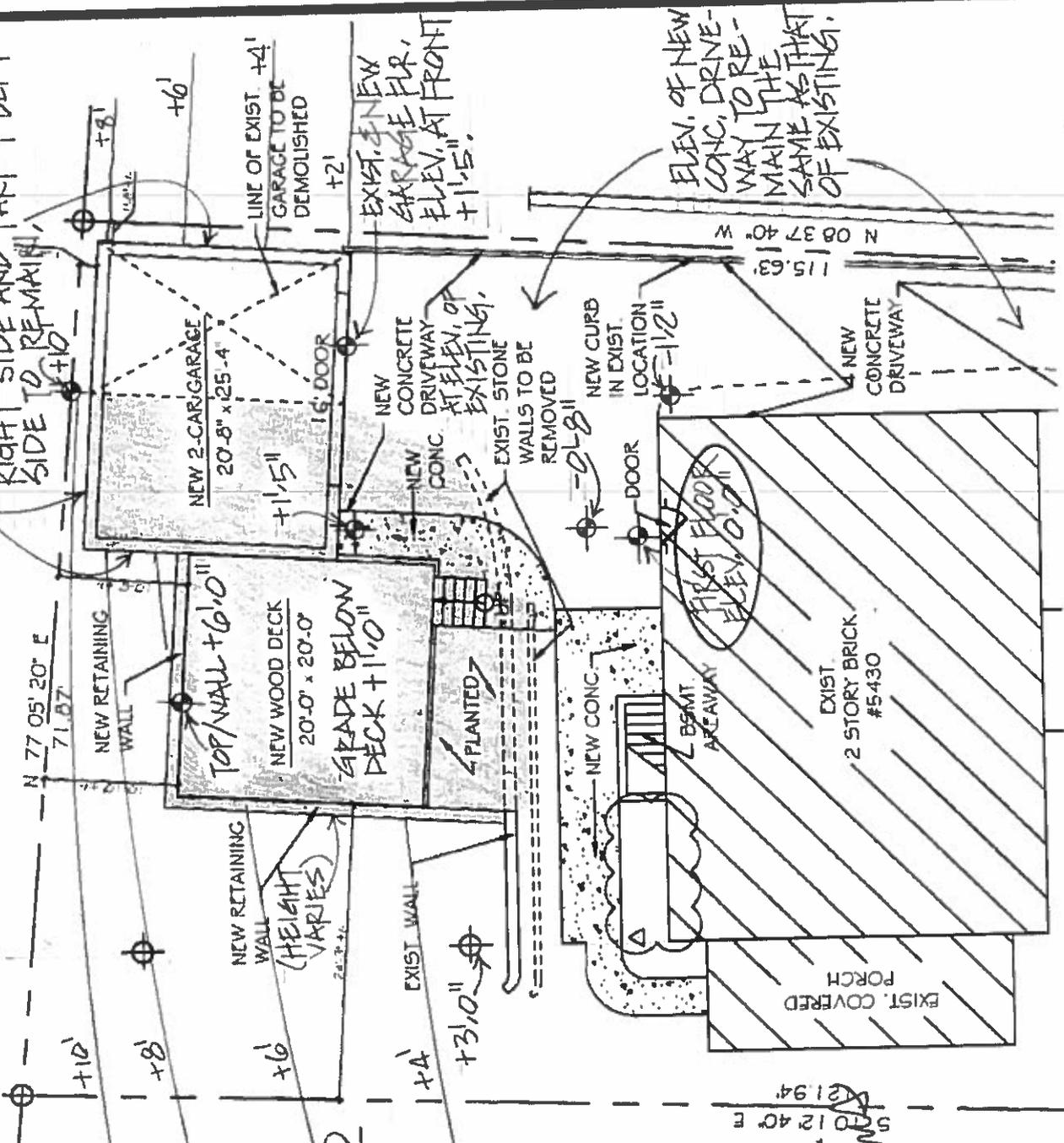


INDICATES AREA OF NEW EXCAVATION.

PARCEL ID:  
0056-J-00255-0000-00

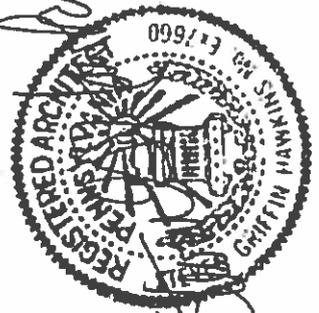
N 77 05' 20" E  
71.87'

EXISTING GRADES ON REAR AND RIGHT SIDE AND PART OF LEFT SIDE TO REMAIN.



ELEV. OF NEW CONC. DRIVEWAY TO REMAIN THE SAME AS THAT OF EXISTING.

5430 AYLESBORO  
GRADING PLAN  
N.T.S.  
SGH/A  
6.19.20



50 12 40 E  
21 94'

# STEVEN G. HAWKINS / ARCHITECTS

June 19, 2020

Ms. Caroline Seifert  
Reviewer

Dept. of City Planning  
Division of Zoning and Development Review  
City of Pittsburgh  
200 Ross Street, Suite 309  
Pittsburgh, PA 15219

Re: 5430 Aylesboro Avenue, Squirrel Hill  
DCP-ZDR-2020-03723

Dear Ms. Seifert:

We received your Zoning Plan Review Record #1 of April 20, 2020, for the above captioned property. We address outstanding points as follows.

Item 1: We have revised the Site Plan to indicate that the existing concrete curb cut and sidewalk panels adjacent to it are to remain and will not be replaced. We trust that this will alleviate the need for a new curb cut permit.

Item 2: The architectural drawing showing the exterior elevations of the proposed garage has been uploaded to OneStop.

Item 3: We understand that any new exterior HVAC units will require separate review. We have removed them from the Site Plan for the purposes of this review.

Item 4: We assume that this project has been put on a waiting list for a Board of Adjustment hearing. Please confirm.

Item 5: We are uploading a letter of project approval from the adjacent property owner who shares most of the rear property line. We assume that the Administrator Exception process will begin now.

Item 6: The height of the new retaining wall across the rear of the deck is approximately 6 feet, from grade on the low side to the top of the wall. The wall tapers down along the side of the deck to a height of approximately 4'-6" above grade.

Item 7: A grading plan has been uploaded to OneStop.

**5509 KAMIN STREET / PITTSBURGH, PENNSYLVANIA 15217**  
**412-720-9249** **sgharoh@aol.com**

Page Two  
Caroline Seifert  
5430 Aylesboro Avenue  
June 19, 2020

If anything additional is required at this time, please feel free to contact me.



Sincerely,

A handwritten signature in black ink that reads "Steven G. Hawkins". The signature is written in a cursive, flowing style.

Steven G. Hawkins R.A., Principal

19-35-1-ZDR-plan review response

**SGH / A**

5991 Lyndale Street  
 Philadelphia, Pennsylvania 19117  
 413-728-5229 [www.scmr.com](http://www.scmr.com)

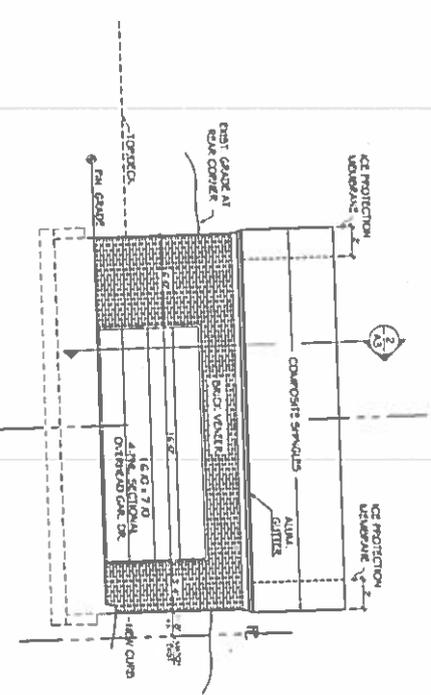


**5430  
 RYLESBORO  
 AVENUE**

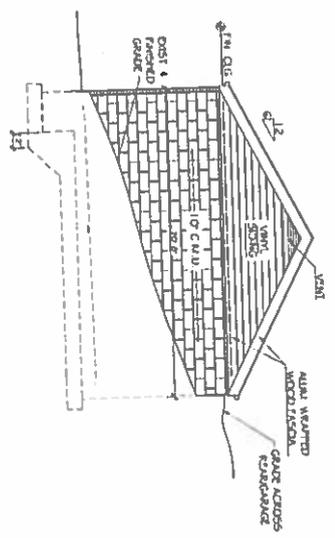
1410 WARD  
 CITY OF PITTSBURGH  
 PROPOSED NEW GARAGE,  
 TRUCK LIFT, DRIVEWAY  
 RECONSTRUCTIONS

PREPARED FOR:  
 JOSEPH T. BOLDADO  
 FAMILY PARTNERSHIP

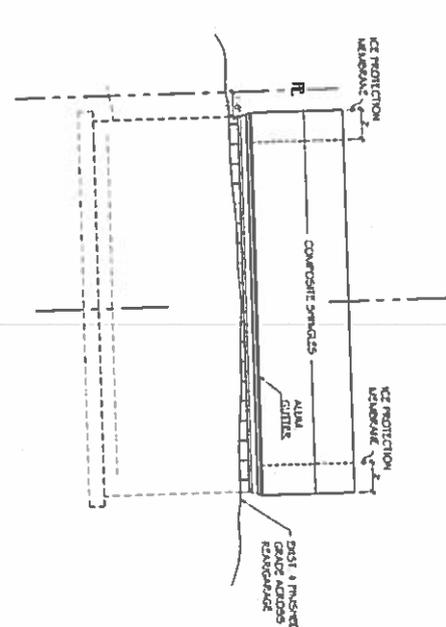
**EXTERIOR ELEVATIONS**



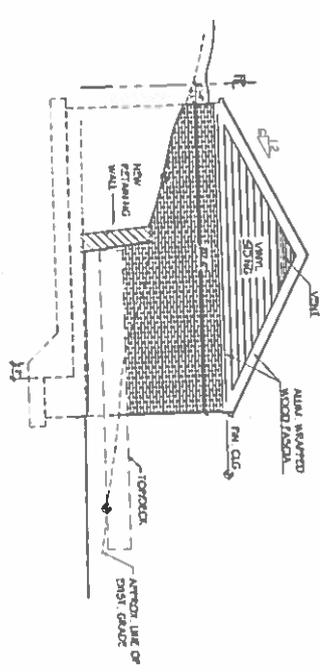
1 NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

DATE: 5.22.20	SHEET NO. R2
PROJECT NO. 18-35	

NO. REVISION DATE

OWNER: STEVEN G. HANBUNKS / ARCHITECTS  
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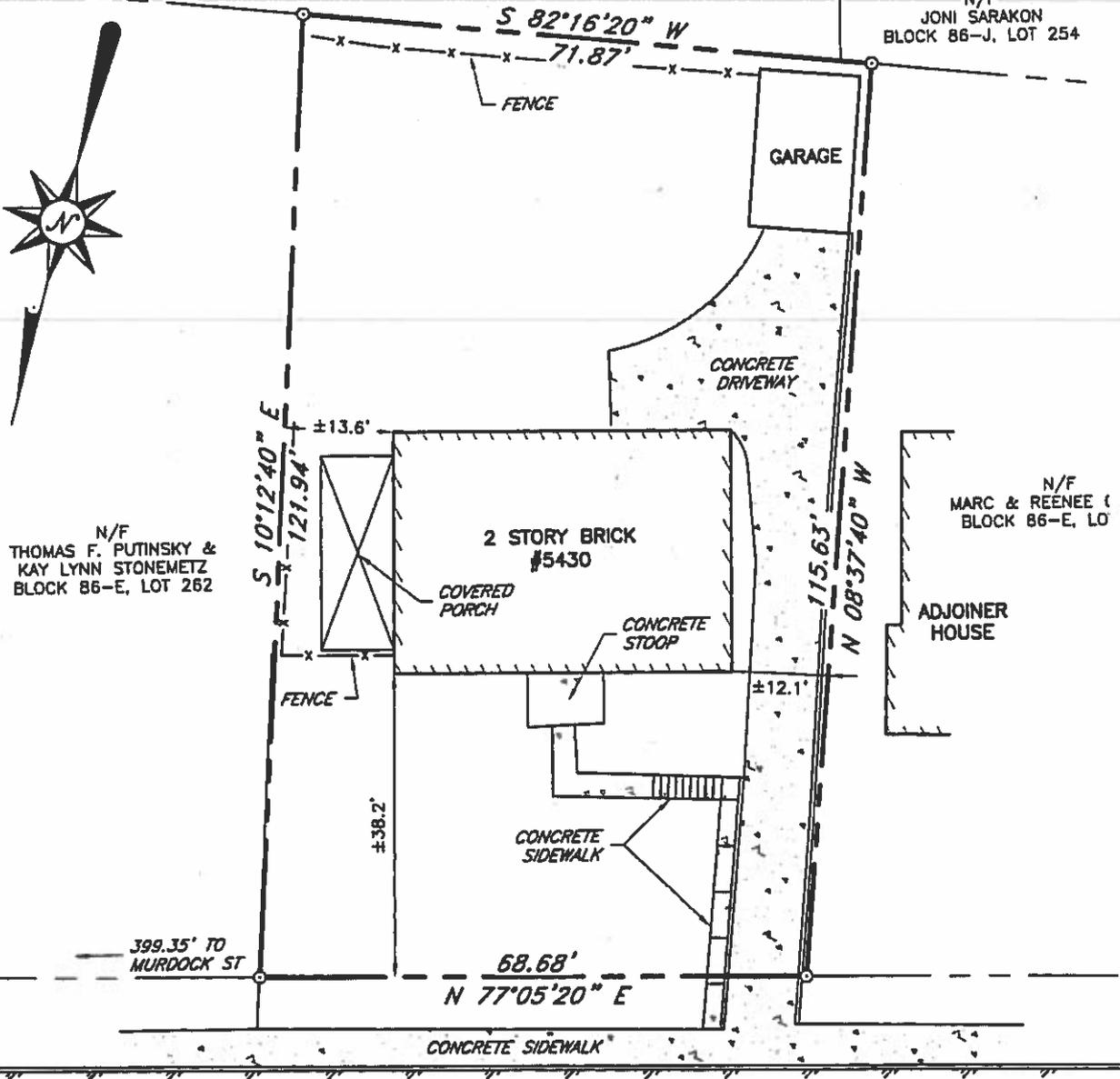
iboro Ave\30\_Design (DWG)\19-1448 - Bellisario - 5430 Aylesboro Ave.dwg, Plotted: Oct 31, 2019 - 9:27am

N/F  
THOMAS F. PUTINSKY &  
KAY LYNN STONEMETZ  
BLOCK 86-E, LOT 262

N/F  
CAF LIVING TRUST  
BLOCK 86-J, LOT 255

N/F  
JONI SARAKON  
BLOCK 86-J, LOT 254

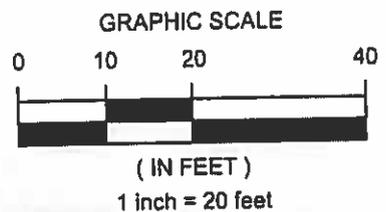
N/F  
MARC & REENEE ( )  
BLOCK 86-E, LO



**AYLESBORO AVE. - 60'**  
ASPHALT SURFACE

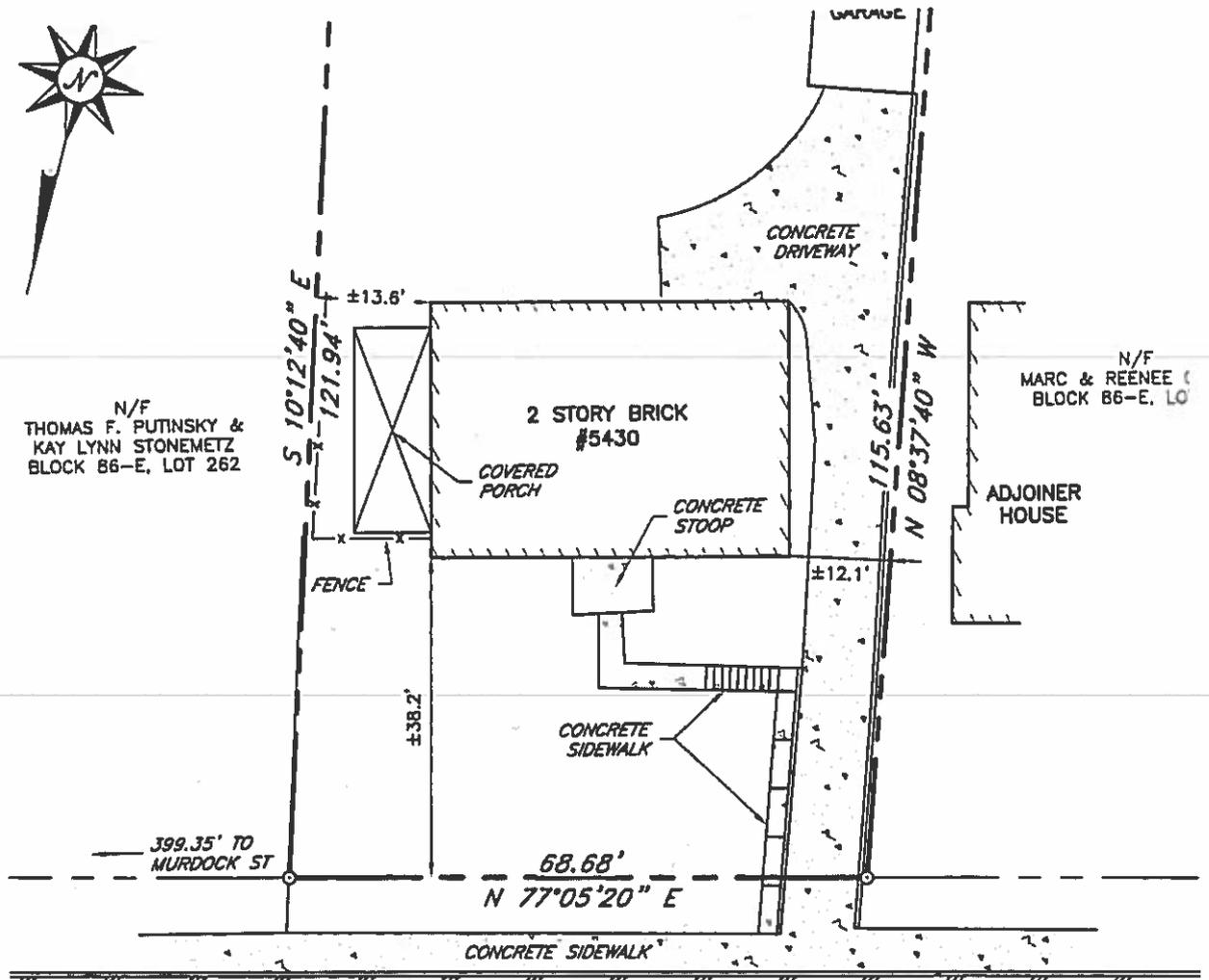


Garage Size  
25x20





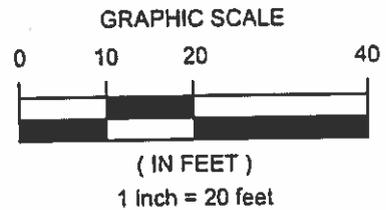
N/F  
 THOMAS F. PUTINSKY &  
 KAY LYNN STONEMETZ  
 BLOCK 86-E, LOT 262



**AYLESBORO AVE. - 60'**  
 ASPHALT SURFACE



Garage Size  
 25x20



**SURVEY OF PROPERTY**  
 MADE FOR  
**JOE BELLISARIO**  
 SITUATE IN  
 CITY OF PITTSBURGH - 14TH WARD  
 ALLEGHENY COUNTY



DEVELOPMENT SERVICES/  
 DUE DILIGENCE/ENGINEERS/  
 OWNERS/SURVEYORS

ONE MONROVILLE CENTER  
 3824 NORTHERN PIKE, SUITE 800  
 MONROVILLE, PA 15146  
 PHONE: 724.325.1215

D.B.V. 17688	BLOCK: 86-E	SCALE: 1"=20'	DRAWN BY: HMJ	PROJ. No.: 19-1448	SHEET NO.
PG.: 97	LOT: 264	REV.: XXX	CHECKED BY: MCB	DATE: 10-30-19	1 OF 1

S:19-1448 - Bellisario - 5430 Aylesboro Ave.30 - Design (DWG)19-1448 - Bellisario - 5430 Aylesboro Ave.dwg, Plotted: Oct 31, 2019 - 9:27am





Re: 5430 Aylesboro, DCP-ZDR-2020-03723

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

Mon 6/22/2020 8:19 AM

To: sgharcht@aol.com <sgharcht@aol.com>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Hi,

I the Administrator Exception notice should be added to our website later today.

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

Per your response letter uploaded to OneStop:

A new curb cut permit is required for all applications for new parking. This is to ensure that the existing curb cut is in compliance with city standards.

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Variance Request

903.03.A.2 - 5' or 10' interior side setback required, <2' requested (garage)

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:** sgharcht@aol.com <sgharcht@aol.com>  
**Sent:** Friday, June 19, 2020 6:32 PM  
**To:** Seifert, Caroline <caroline.seifert@pittsburghpa.gov>  
**Subject:** 5430 Aylesboro, DCP-ZDR-2020-03723

Ms. Seifert,

I just resubmitted the application for this project, having addressed all points of the plan review 1. Can you please confirm what will happen next with the Administrator Exception we're seeking? Also, can you please confirm that the project is on a waiting list for scheduling a Board of Adjustment hearing?

Thanks very much.

Regards,  
Steve Hawkins

Steven G. Hawkins R.A.  
Principal

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Steven G. Hawkins/Architects  
5509 Kamin Street  
Pittsburgh, PA 15217

412-720-9249 (mobile)

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