



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal
2. STAFF REVIEW DATE: 6/25/20

3. SITE INFORMATION

Development Address: 1511 Arch St
Parcel ID(s)/Lot-and-Block Number(s): 23-F-328
Project Description: New single family home on three levels with three bedrooms, three and a half baths, over single car garage.

3. CONTACT INFORMATION

Applicant Name: Justin Cipriani
Applicant Contact (phone and email): 412-254-3261

B. ZBA HEARING INFORMATION

Zone Case #144. of 2020
Date of Hearing: *August 20, 2020* Time of Hearing: *9:50 a.m.*
Zoning Designation: R1A-VH
Neighborhood: Central Northside
Zoning Specialist: Svetlana Ipatova

C. ZBA REQUESTS

Type of Request: Variance Code Section: 903.03.E.2 and 925.06.C
Description: minimum 3ft interior side setback required and 0ft requested

Type of Request: Variance Code Section:
Description:

Re: 1509 & 1511 Arch Street – DCP-ZDR-2020-05863 & -06081

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

Thu 6/25/2020 8:15 AM

To: Justin Cipriani <justin.cipriani@gmail.com>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Contextual / narrow lot setbacks can only reduce the interior side setback to 3'. I've copied in Lana who will assist you in scheduling a hearing.

Lana - I've made a note that this also needs historic review before ZBA, but Sharon is okay with putting this on the waiting list for now.

Variance Requests

903.03.E.2 / 925.06C - 3' interior side setback required, 0' requested

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: Justin Cipriani <justin.cipriani@gmail.com>

Sent: Wednesday, June 24, 2020 2:20 PM

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

Subject: Re: 1509 & 1511 Arch Street – DCP-ZDR-2020-05863 & -06081

Hi Caroline,

Hope this finds you well.

Thanks for the review/ feedback.

Curb cut is in process with Bobbie (DOMI-CC-2020-01766).

Remaining elevations have been uploaded to their respective folders, please advise on timeframe, for review w/ review staff.

The rear feature is a second level bay window, 5' off property lines.

Per setbacks, contextual setbacks in an attached district don't allow for 0' if predominant contextual pattern is such?

What is the nearest ZBA hearing date and the expected turnaround for formal decisions?

Thanks and speak soon,

Justin Cipriani

Cipriani Studios
Owner

a. 451 Manordale Road
Pittsburgh, PA 15241

c. 412.254.3261

i. www.cipriani studios.com

On Jun 24, 2020, at 12:24 PM, Seifert, Caroline
<caroline.seifert@pittsburghpa.gov> wrote:

Hi Justin,

My comments are for both applications for 1509 an 1511 Arch:

All applications for new parking require a curb cut permit from the Department of Mobility and Infrastructure (DOMI). You can now apply for curb cuts through OneStopPGH.

The new dwellings require variances for the interior side setback. The Zoning Board of Adjustment process involves a public hearing and \$550 fee. I've attached a handout that explains the process in full. Let me know if you want to move forward with this process and I can get you on our list to be scheduled for a future hearing.

Only front elevations were provided. Please provide elevations for the sides and rear.

It looks like there is a deck / balcony in the rear, is this just off the first floor?

As these properties are located in a historic district, this will need to be reviewed by historic review staff. That review would have to take place prior to a ZBA hearing. Once the rest of the elevations are provided, I can send this over to our historic review staff so they can begin their review.

Thanks,

Caroline Seifert
Zoning Specialist

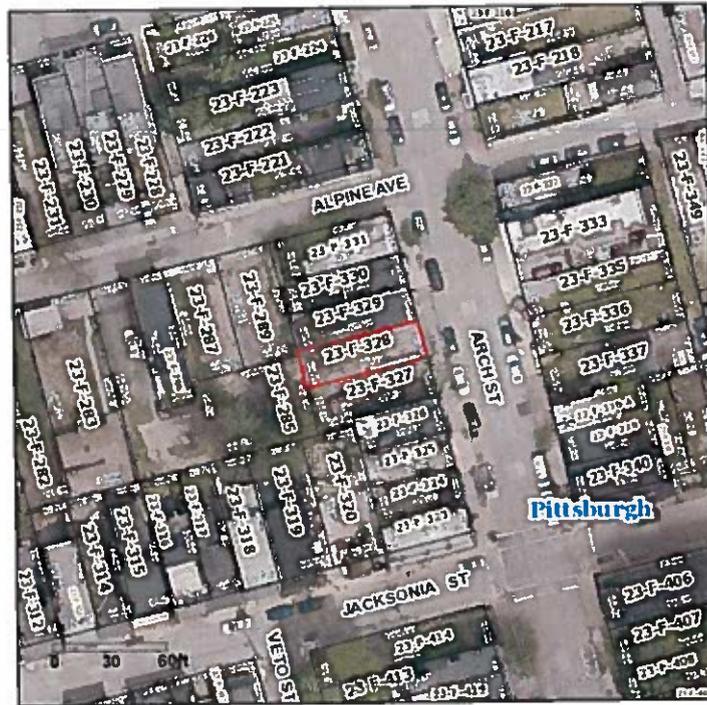
Parcel ID 0023-F-00328-0000-00
Property Address 1511 ARCH ST
PITTSBURGH, PA 15212

Municipality 125 25th Ward - PITTSBURGH
Owner Name OCTOBER REAL ESTATE HOLDINGS
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.

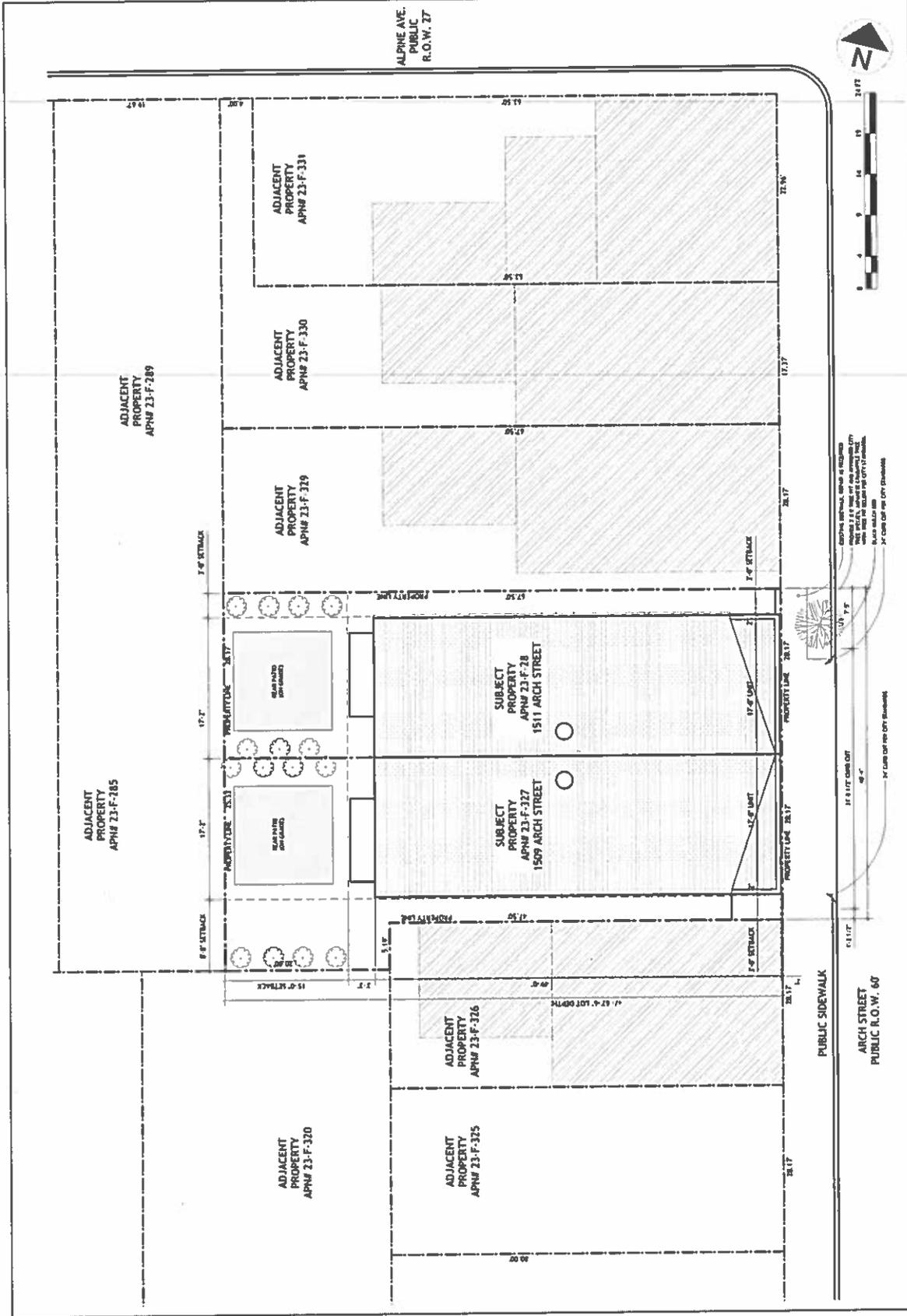
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Note: This button uses pop-ups. Please click help button for further printing instructions.



ALPINE +
ARCH
RESIDENCES

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SITE PLAN 1509-1511 ARCH STREET

DATE: 6.12.2020
 PERMIT SET

ALPINE + ARCH RESIDENCES

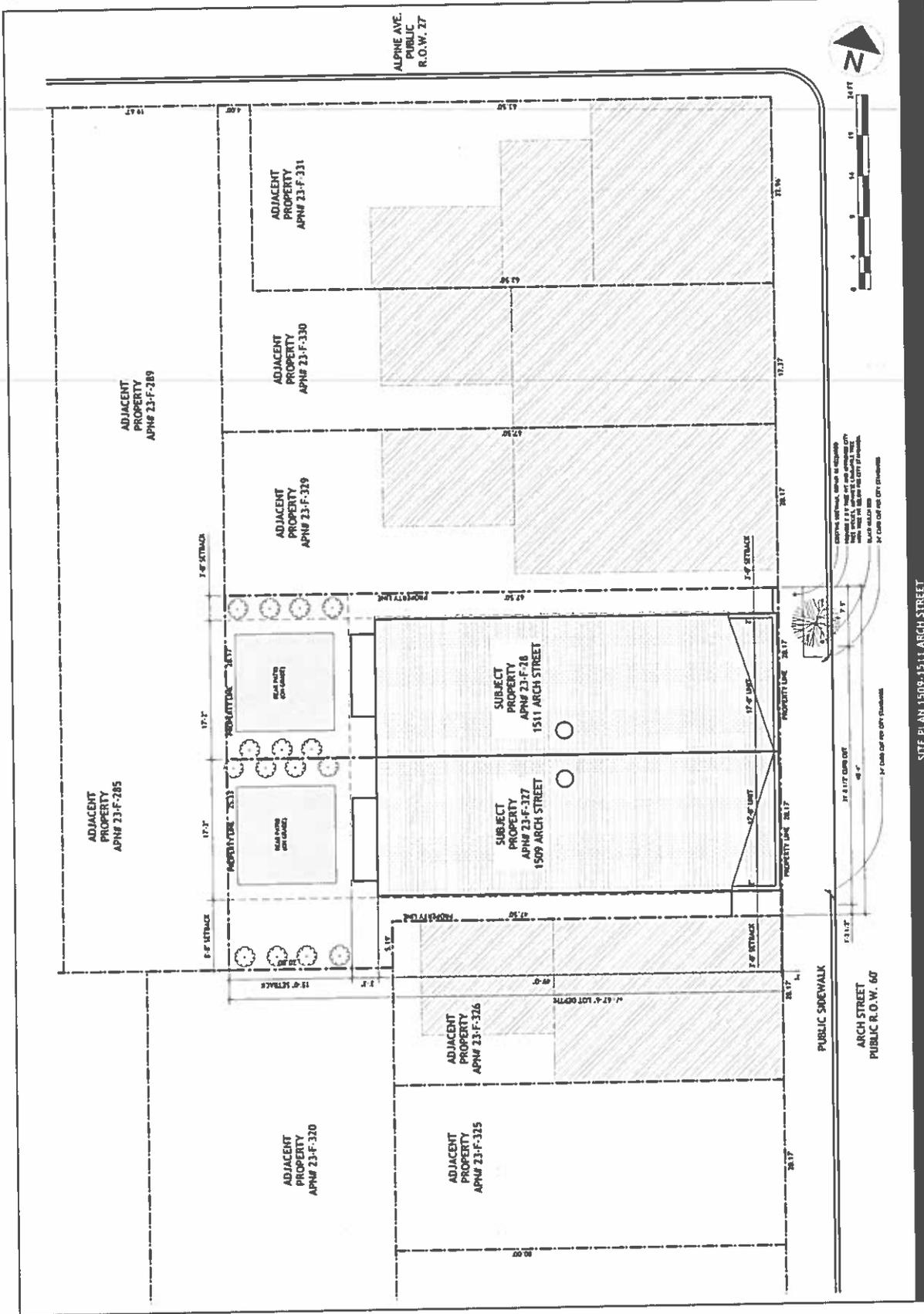
PLANNING DEPARTMENT
 1509 ARCH STREET
 DENVER, CO 80202



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

A1.1

INSET



CONTRACT SETBACKS SHALL BE OBSERVED
 HEIGHTS SHALL BE AS SHOWN ON THE CITY RECORDS
 ALL UTILITIES SHALL BE AS SHOWN ON THE CITY RECORDS
 1/8" = 1'-0"

SITE PLAN 1509-1511 ARCH STREET