

DCP - ZAR - 2020 - 04556

CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING



ZONING & DEVELOPMENT REVIEW  
ZBA REQUESTS SUPPLEMENT

Accela #Click here to enter text.

**A. PROJECT INFORMATION**

1. APPLICATION IS:  Development Project  Protest Appeal

2. STAFF REVIEW DATE: 6/11/2020

**3. SITE INFORMATION**

Development Address: 1497 CELTIC ST, Pittsburgh, PA 15210

Parcel ID(s)/Lot-and-Block Number(s): 0060-J-00248-0000-00

Project Description: NEW ABOVE GROUND POOL FOR SINGLE UNIT DWELLING

**3. CONTACT INFORMATION**

Applicant Name: Susan Bouleris

Applicant Contact (phone and email): (412) 853-6025 ashleychojnicki@icloud.com

**B. ZBA HEARING INFORMATION**

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

Date of Hearing: August 20, 2020 Time of Hearing: 10:00 a.m.

Zoning Designation: R2-1 Click here to enter text.

Neighborhood: CARRICK Click here to enter text.

Zoning Specialist: KYLA Prendergast Click here to enter text.

**C. ZBA REQUESTS**

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

Description: Minimum exterior side set back from Glade Street is 30', 5' requested.

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

Description: Minimum exterior side set back from Celtic Street is 30', 20' requested.

Type of Request: Choose an item. Code Section: Click here to enter text.

Description: Click here to enter text.

Type of Request: Choose an item. Code Section: Click here to enter text.

Description: Click here to enter text.

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Description: Click here to enter text.

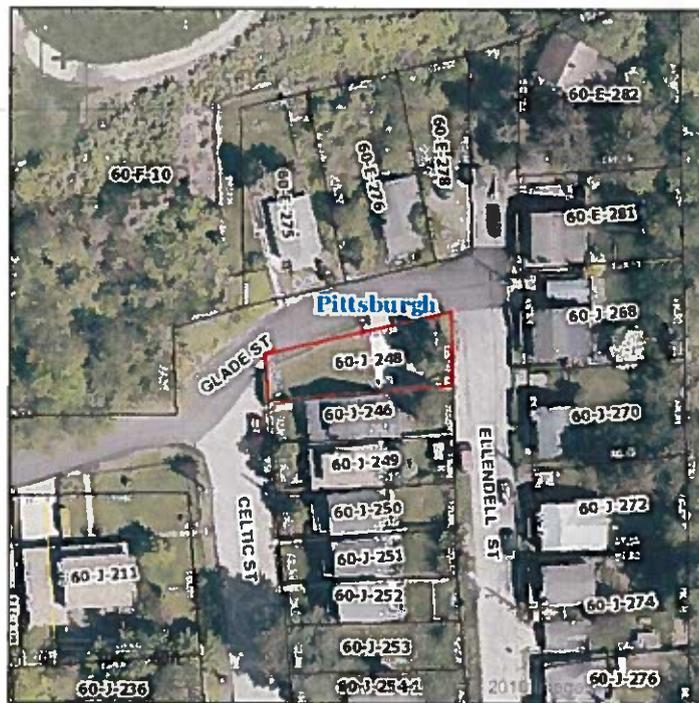
Parcel ID : 0060-J-00248-0000-00  
Property Address : 1497 CELTIC ST  
PITTSBURGH, PA 15210

Municipality : 129 29th Ward - PITTSBURGH  
Owner Name : ROBBINS W PAUL

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.

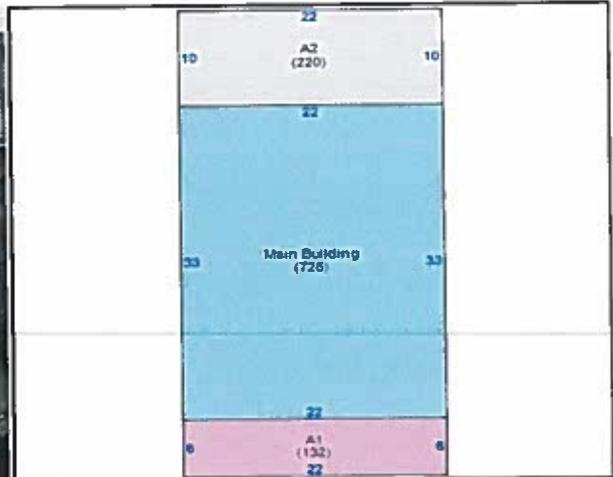
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Note: This button uses pop-ups. Please click help button for further printing instructions.



Parcel ID : 0060-J-00248-0000-00  
Property Address : 1497 CELTIC ST  
PITTSBURGH, PA 15210

Municipality : 129 29th Ward - PITTSBURGH  
Owner Name : ROBBINS W PAUL



Main Building		726 Sq. Ft.
A1	Porch Frame - Open	132 Sq. Ft.
A2	Porch Frame - Open	220 Sq. Ft.

ZONING & DEVELOPMENT REVIEW  
APPLICATION CHECKLIST



CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING

**WHAT DOESN'T REQUIRE A ZONING & DEVELOPMENT REVIEW APPLICATION?**

*Please note: In local historic districts and on locally designated historic structures, a Zoning and Development Review Application and a Historic Review Application is required for all exterior work. For more information, please visit <https://pittsburghpa.gov/dcp/hrc> or email [sharon.spooner@pittsburghpa.gov](mailto:sharon.spooner@pittsburghpa.gov).*

- Interior renovation only with no change of use
- Residential (one and two family) windows, doors, siding, roofing, or masonry work
- Repairs to existing residential (one and two family) decks, porches, or open outside stairs with Record of Zoning Approval (ROZA), Certificate of Occupancy, and/or constructed as part of primary structure
- Residential accessory structures used as tool and storage sheds, playhouses, and similar uses 120 square feet or less
- Retaining walls less than 4 feet tall, measured from the lowest level of grade to the top of the wall
- Chicken coops
- Pre-fab above ground swimming pools less than 24 inches deep
- Sidewalks and driveways not more than 30 inches above adjacent grade
- Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work
- Demolition (except where Zoning or Historic Review approval requirements)

Please note:

- Any addition of square footage requires a Zoning and Development Review Application.
- Setbacks still apply for structures such as sheds, chicken coops, and swimming pools, based on zoning district. For questions, please contact [zoning@pittsburghpa.gov](mailto:zoning@pittsburghpa.gov).
- Residential is one and two family only. Commercial permits are required for mixed-use structures and for residential uses of three family and above.
- Filing online at OneStopPGH is recommended; however, when filing paper applications, Residential (one and two family) and Commercial are now separate forms.
- For the complete list of work not requiring zoning or building permits, please visit <https://pittsburghpa.gov/dcp/faq>.

**PROFESSIONALLY STAMPED SITE PLAN REQUIRED?**

- PROFESSIONALLY STAMPED SITE PLAN REQUIRED** (plan from a licensed architect, surveyor, or engineer) This scope of work **INCLUDES** the following:
  - New construction
  - Addition to existing building
  - Accessory structures (excluding fences or residential HVAC, see below) and commercial HVAC
  - New or revised parking spaces, including parking lots
  - Ground-mounted or marquee/projecting sign
  - Communications equipment
- SITE PLAN REQUIRED, DOES NOT NEED TO BE PROFESSIONALLY STAMPED PLAN.** This scope of work **DOES NOT INCLUDE** one or more of the items listed above under "Professionally Stamped Site Plan Required"
  - These common items are fences, residential HVAC/electrical, and wall mounted signage.
- DOES NOT REQUIRE A SITE PLAN.** This scope of work **INCLUDES** the following:
  - Change of use

- Commercial windows, doors, siding, roofing or masonry work
- Repairs to existing decks, porches, or open outside stairs with valid Certificate of Occupancy Record of Zoning Approval (ROZA) requiring a commercial building permit

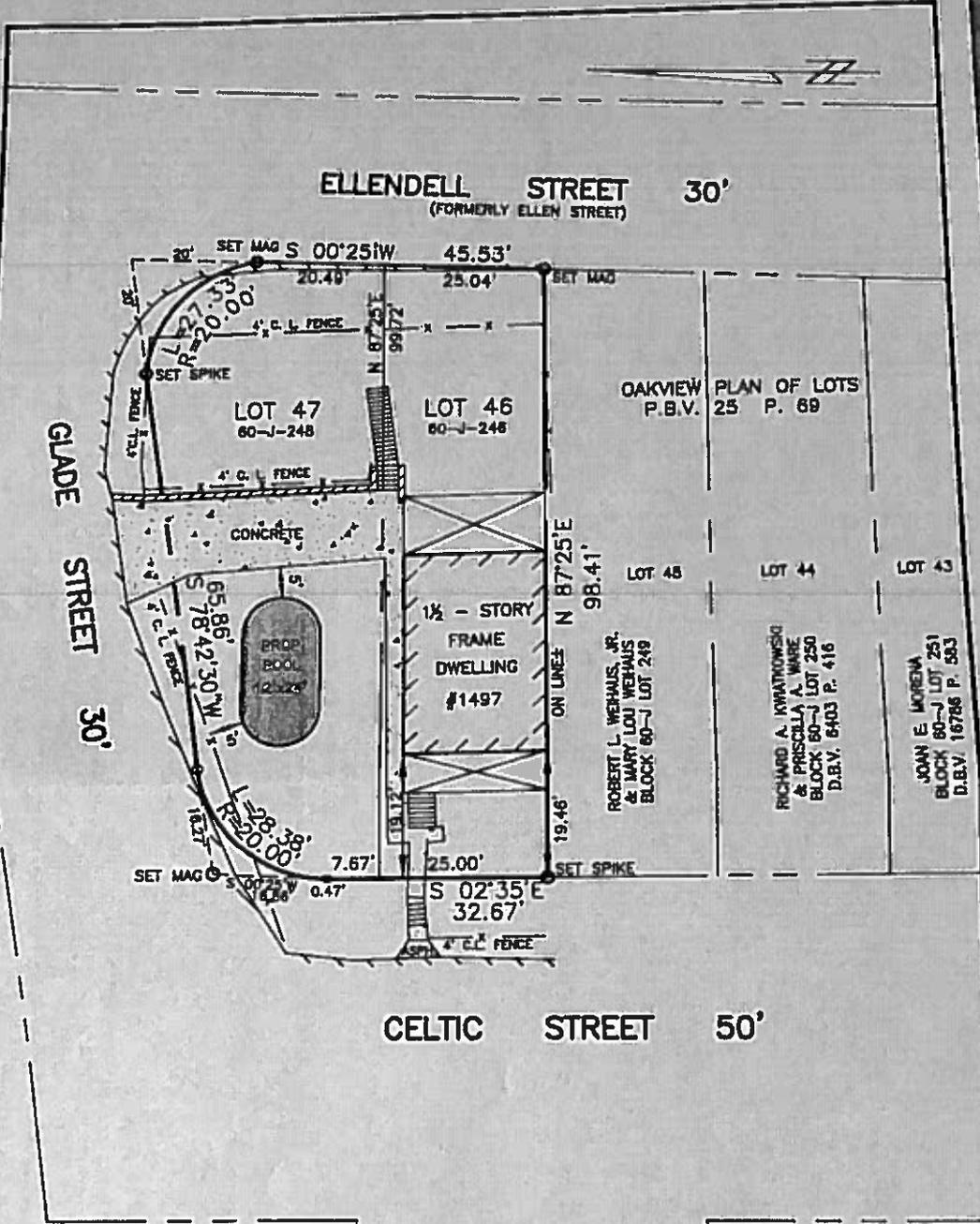
#### MANDATORY PRE-APPLICATION MEETINGS

A Pre-Application meeting is required for projects meeting or exceeding the following thresholds. Please complete Pre-application request at OneStopPGH:

- Any new commercial structures or additions of 5,000 square feet or greater
- Any application with more than 20 parking spaces
- Any Master Plan/Rezoning Application
- Any Historic Nomination
- Any Zoning Protest Appeal
- Any Advertising Sign

*Please note this checklist applies to Zoning and Development Review only. Please consult the Department of Permits, Licenses, and Inspections for building permit requirements.*





I hereby certify to and solely for the benefit of,  
**PAUL W. ROBBINS**

this 8TH day of JUNE, 2020, showing the location of all buildings, easements or servitudes apparent from inspection of the surface of the premises. This plan is not to be reproduced in any manner, nor may it be relied upon by anyone other than the named person or persons for whose benefit it has been prepared and stamped with surveyors seal. Copies of this plan without the embossed seal are for mere convenience of reference only.

*John Robert Toller*  
 (Signature)

**PLAN OF PROPERTY**

SITUATE IN

**29TH WARD, CITY OF PITTSBURGH  
 ALLEGHENY COUNTY, PA**

MADE FOR

**PAUL W. ROBBINS**

SCALE: 1" = 20'      DATE: JUNE 8, 2020

PREPARED BY

**J R GALES & ASSOCIATES, INC.**

2704 BROWNSVILLE ROAD  
 PITTSBURGH, PA 15227

20-167019

PHONE (412) 885-8885      FAX (412) 885-1320

REF. D.B.V. 14916 P. 49  
 SB 901 P 37-40      BLOCK 60-J LOTS 246 & 248