



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal
2. STAFF REVIEW DATE: 7/7/20

3. SITE INFORMATION

Development Address: 5154 Natrona Way

Parcel ID(s)/Lot-and-Block Number(s): 80-h-15,16,18

Project Description: Three single family homes on three lots. The lots need subdivision.

3. CONTACT INFORMATION

Applicant Name: Ankur Dobriyal

Applicant Contact (phone and email): 412-626-8165

B. ZBA HEARING INFORMATION

Zone Case # 151. of 2020

Date of Hearing: [Click here to enter a date.](#) *Sep 3, 2020*

Time of Hearing: [Click here to enter text.](#) *9:50 a.m.*

Zoning Designation: R1A-VH

Neighborhood: Upper Lawrenceville

Zoning Specialist:

C. ZBA REQUESTS

Type of Request: Variance

Code Section: 903.03.E.2, 925.06.C

Description: Interior side setbacks - 3' required, <1' and 0' requested
Rear setback - 15' required, 10' requested

Minimum lot size 1200 SF required - 869.5 SF, 825 SF, and 869.5 SF proposed

Type of Request: Variance

Code Section: 914.02.A

Description: Parking - One parking space per unit required, none provided

Parcel ID : 0080-H-00015-0000-00
Property Address : 5158 NATRONA WAY
PITTSBURGH, PA 15201

Municipality : 110 10th Ward - PITTSBURGH
Owner Name : HOUSE FLIP SOLO 401K TRUST
EQUITY TRUST CO FBO ACCOUNT
#200251015IRA
EQUITY TRUST CO FBO ACCOUNT
#200251016IRA

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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Re: 5154 Natrona Way – DCP-ZDR-2020-05942

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

Wed 7/1/2020 12:54 PM

To: Ankur Dobriyal <ankur@modulehousing.com>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Hi,

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

Variance Requests

Interior side setbacks - 3' required, <1' and 0' requested

Rear setback - 15' required, 10' requested

Parking - One parking space per unit required, none provided

Minimum lot size 1200 SF required - 869.5 SF, 825 SF, and 869.5 SF proposed

We do require a separate ZDR for each new home as they are separate addresses and parcels. For now, we can keep all of the review comments related to the one application that has been submitted, but ultimately you will need two more ZDRs as PLI would also require three different building permits.

The subdivision would not be presented to Planning Commission for approval until after ZBA, assuming ZBA grants the variance requests for the small lot sizes. I am assuming that the proposed site plans reflect what the property lines would be if the subdivision is approved, and comments are based off of that.

Regarding the geotech - the retaining wall should be called out on the site plan. I'd need the grading plans and details of the wall that demonstrate that change in grade and height of the wall. Any new construction at this scale in the SSO requires a geo-tech report; this report should specifically address the wall and new construction.

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/

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: Ankur Dobriyal <ankur@modulehousing.com>
Sent: Wednesday, July 1, 2020 12:41 PM
To: Seifert, Caroline <caroline.seifert@pittsburghpa.gov>
Subject: Re: 5154 Natrona Way – DCP-ZDR-2020-05942

Hi Caroline,

Thanks a ton for all the information:

I had some follow-up questions:

- About each home requiring a separate ZDR, the subdivision is such that the width of each of these lots will change from what it is now. Wonder how this will be processed with the lot widths changing. I feel like this may be similar to consolidation and subdivision which I understand is also a one step process. Hence, I submitted these lots as a single application. We did something similar on a project before where we submitted two homes as part of a single application. Please advise.
- The properties are on a steep slope overlay, correct. There is an existing retaining wall at the street and then the lots are fairly flat from there (<10 percent slope). What exactly do we need here? Should I have an engineer look at the wall and provide a letter on its integrity? Will that suffice?

And yes, we'd like to get onto the list for a hearing. Please let us know what dates are available.

Thanks for the help! We have gone through these processes in person several times but now that everything is virtual, it's a little confusing sometimes.

Regards,
Ankur Dobriyal
Director of Construction
Module
+1 (412) 626-8165

On Wed, Jul 1, 2020 at 11:36 AM Seifert, Caroline <caroline.seifert@pittsburghpa.gov> wrote:

Hello,

I am currently reviewing your zoning application for three new single family homes on Natrona Way.

A separate ZDR is required for each new home.

Have you started the subdivisions process? The subdivision is reviewed separately from the ZDR. I've attached a handout that explains our subdivisions process. The first step

would be to email the proposed subdivision plan to subdivisions@pittsburghpa.gov for pre-review.

The new homes will need new addresses. Please contact addressing@pittsburghpa.gov for more information.

These properties are in the Steep Slope Overlay. Please provide grading plans demonstrating the current and proposed conditions, a slopes analysis sheet highlighting the areas of 25% or greater slopes, and a geo-tech report.

Please provide elevations of all sides. Additionally, elevations should be to scale and demonstrate the total height of the structures.

Please label any accessory structures, such as decks or balconies, on the site plan.

I've listed below possible variance requests from the Zoning Board of Adjustment. The ZBA process includes a public hearing and \$550 fee. I've attached a handout that explains the process in full. If you would like to move forward with the hearing, let me know, and I can add these projects to our list to be scheduled for a virtual hearing.

Possible Variance Requests

Interior side setbacks - 3' required, <1' and 0' requested

Rear setback - 15' required, 10' requested

Parking - One parking space required, none provided

Minimum lot size 1200 SF required - 869.5 SF, 825 SF, and 869.5 SF proposed

Best,

Caroline Seifert
Zoning Specialist
City of Pittsburgh, Department of City Planning
caroline.seifert@pittsburghpa.gov
P: 412-255-2246 ext 2
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Ankur Dobriyal
Director of Construction
Phone: (412) 626-8165



MODULE

Keystone Street Development Street Elevation & Floor Plan Concept



 **MODULE**

Keystone Street Development
Site Concept



