



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE: 9/9/2020

3. SITE INFORMATION

Development Address: 905 Bingham St

Parcel ID(s)/Lot-and-Block Number(s): 3-G-210, 214, 265

Project Description: Change of use to multi-unit dwelling

3. CONTACT INFORMATION

Applicant Name: Lisa Whitney

Applicant Contact (phone and email): (412) 342 8338 lwhitney@eos-studioarc.com

B. ZBA HEARING INFORMATION

Zone Case # 196 Click here to enter text. of Click here to enter text.

Date of Hearing: Oct 15, 2020 Click here to enter a date.

Time of Hearing: 9:50 a.m. Click here to enter text.

Zoning Designation: RIV-IMU

Neighborhood: Southside Flats

Zoning Specialist: ZC

C. ZBA REQUESTS

Type of Request Special Exception:

Code Section: 914.07.G.2

Description: Off-site parking

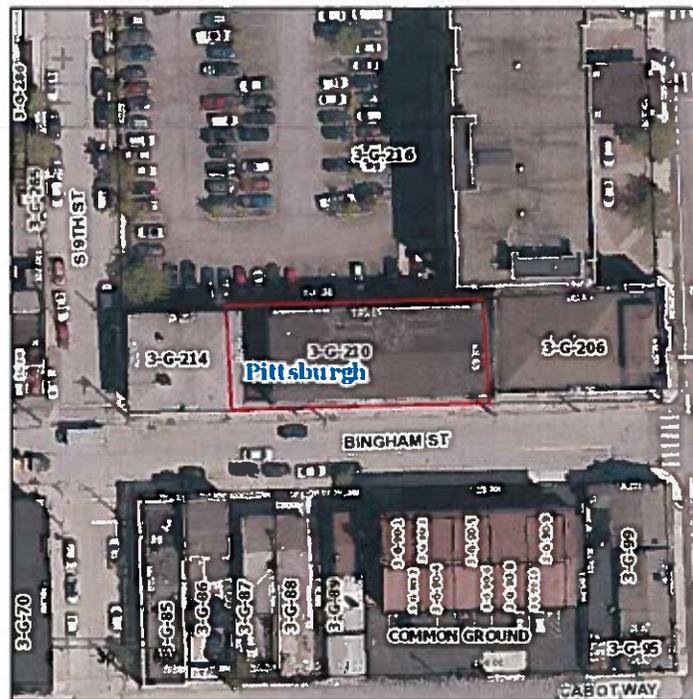
Parcel ID 0003-G-00210-0000-00
Property Address 905 BINGHAM ST
PITTSBURGH, PA 15203

Municipality 117 17th Ward - PITTSBURGH
Owner Name 9TH AND BINGHAM 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.

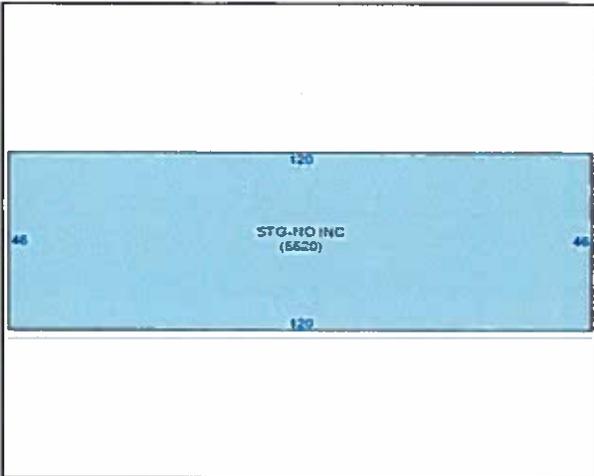
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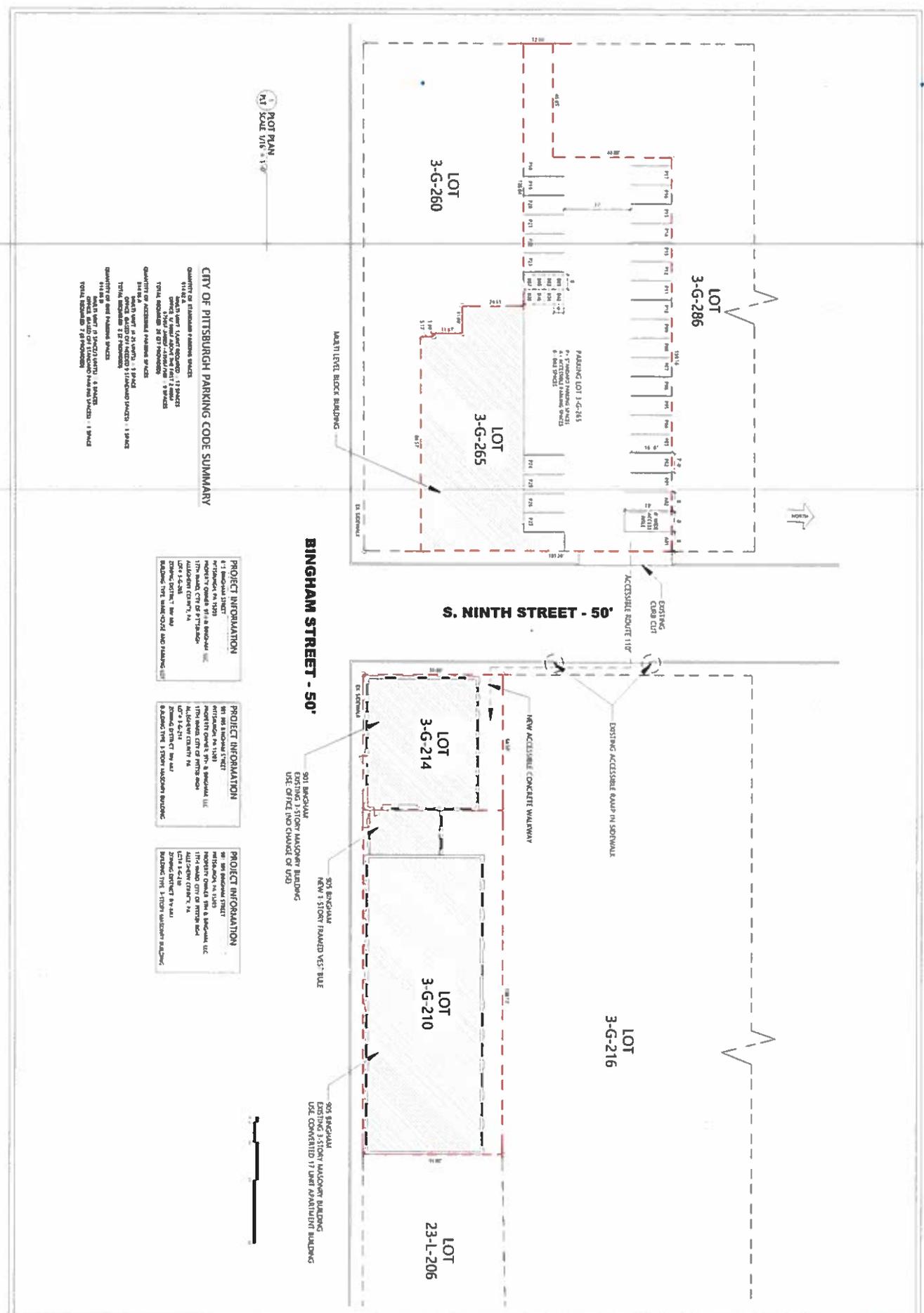


2006 Academy Street
 4th Floor
 15215
 University City, PA 15215
 USA
 WEBSITE: PA
 Alex S. Kim, 2028
 15215



COMMERCIAL REDEVELOPMENT - PLOT AND PARKING PLAN
 901-905 BINGHAM STREET, PITTSBURGH, PA 15203

PLT
 PLOT &
 PARKING PLAN



PLOT PLAN
 AT SCALE 1/16" = 1'-0"

CITY OF PITTSBURGH PARKING CODE SUMMARY

- QUANTITY OF STAMPEDED VEHICLES SPACES: 17 SPACES
- QUANTITY OF ACCESSIBLE PARKING SPACES: 1 SPACE
- QUANTITY OF STAMPEDED VEHICLES SPACES: 17 SPACES
- QUANTITY OF ACCESSIBLE PARKING SPACES: 1 SPACE
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PROJECT INFORMATION
 315 BINGHAM STREET
 PROPOSED 3-STOREY MASONRY BUILDING
 1700 SQUARE FEET OF RETAIL SPACE
 ZONING DISTRICT: M-44
 BUILDING TYPE: 3-STOREY MASONRY BUILDING

PROJECT INFORMATION
 315 BINGHAM STREET
 PROPOSED 3-STOREY MASONRY BUILDING
 1700 SQUARE FEET OF RETAIL SPACE
 ZONING DISTRICT: M-44
 BUILDING TYPE: 3-STOREY MASONRY BUILDING

PROJECT INFORMATION
 315 BINGHAM STREET
 PROPOSED 3-STOREY MASONRY BUILDING
 1700 SQUARE FEET OF RETAIL SPACE
 ZONING DISTRICT: M-44
 BUILDING TYPE: 3-STOREY MASONRY BUILDING

BINGHAM STREET - 50'

9th STREET - 50'

Development Activities Meeting

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 905 Bingham Street	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team City Council District 3 Office Local Review Committee (LRC) Design Review Committee (DRC) Residents
Parcel Number(s): 3-G-210	
ZDR Application Number: DCP-ZDR-2020-06946	
Meeting Location: Venue and address Via Zoom	
Date: August 20, 2020	
Meeting Start Time: 6:00pm	
Applicant: Lisa Whitney	Approx. Number of Attendees: 22
Boards and/or Commissions Request(s): Zoning Board of Adjustment hearing for the following variance: a. Special exception needed due to off-site parking	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Showned site location; old Macintosh.. Bldg., been empty for 20+ years; drawings shown; two buildings on site; off-site parking behind the Holiday Inn; a link between the two bldgs.; trying to restore the bldgs.; severe structural damage for apartments; bldg. A (smaller) take existing windows and restore, if not exist – install new wood windows (front, side and rear); Bldg B (larger) fiberglass front and rear windows; 23 parking spots; explained landscaping plan.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What base zoning district? Do you need any other variances?	Only need the remote parking variance.
How many apartments in the building?	17, all studio and 1-bedroom apartments.
One two-bedroom.	That has been changed for egress so it is only 1 bedroom now.

Questions and Comments from Attendees	Responses from Applicants
What do people do for egress? Is there a walkway? It looks tight?	Yes, 10' and it will be handicapped accessible.
Will you have fencing between you and hotel?	Yes, working with Holiday Inn.
Where is trash?	Dumpster in rear courtyard behind link between bldgs. but might be needed for air conditioning condensers. If that is the case, the dumpster will be in the parking lot.
Reduced parking count, does that put you below?	No, this is RIV and it is a 1 parking spot per unit which we meet.
Is the remote parking lot deeded with the bldgs.? Or is it a separate parcel?	It is a separate parcel but we purchased and is all under one ownership group.
How deal with groundwater retention on an open parking lot in the RIV?	It has not been address yet but will be.
How deal with stormwater?	Not adding any impervious area to the site. We will be restoring all of the downspouts.
Where is your proposed parking lot?	Applicant explained.
What's the plan with the white building? Do you guys own that building? What is the plan since loading docks empty onto the parking lot? Is the white building vacant or occupied?	Yes, we own the white building. It is currently half occupied. We will do what we need to do for our parking.
Do the spots hit the RIV guidelines?	I don't know the answer to that... would have to get back to you.
I think there is a maximum in the RIV and a maximum size for surface lot. I think you have to be careful. I want to make sure we are looking at the right variance(s).	I'm sure the ultimate design will met those requirements.
Happy that something is being done with the buildings. Is there asbestos inside?	No, not much left inside. Will still be tested.

Planner completing report: Anthony Kobak