A. PROJECT INFORMATION

1. APPLICATION IS: ☑ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE: 11/25/2020

3. SITE INFORMATION

Development Address: 1011 Western Avenue
Parcel ID(s)/Lot-and-Block Number(s): 7-D-200
Project Description: Commercial parking lot

3. CONTACT INFORMATION

Applicant Name: William Bresnahan, Adam Zinsser, and Steve Wright
Applicant Contact (phone and email): wbresnahanil@gmail.com; zinsser@hmbn.com; swright@rosetta-capital.com

B. ZBA HEARING INFORMATION

Zone Case #: [Click here to enter text.]
Date of Hearing: 10/08/2021
Time of Hearing: 10:00 a.m.
Zoning Designation: UNC
Neighborhood: Chateau
Zoning Specialist: William Gregory

C. ZBA REQUESTS

Type of Request Variance: Code Section: 907.03.B
Description: Commercial parking is not permitted in the North Side Commercial Area Parking Overlay District

Type of Request Variance: Code Section: 914.05.D.3
Description: One bicycle parking space is required for a 19-stall commercial parking area; 0 bicycle parking spaces proposed

Type of Request Variance: Code Section: 914.09.A.1
Description: Off-street parking areas in the UNC Zone require a 10' setback from the ROW; 0' requested

Type of Request Variance: Code Section: 914.09.H.1
Description: Two-way drive aisles shall be a minimum of 24' in width; 15' requested
<table>
<thead>
<tr>
<th>Type of Request Variance:</th>
<th>Code Section: 914.09.H.1</th>
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</thead>
<tbody>
<tr>
<td>Description: At least 60% of the parking spaces shall be at least 8’6” x 19’; 9’ x 18’ requested</td>
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<tr>
<th>Type of Request Variance:</th>
<th>Code Section: 918.03.A</th>
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<tbody>
<tr>
<td>Description: Parking lots must be screened from adjacent streets and properties; no screening requested</td>
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<th>Type of Request Variance:</th>
<th>Code Section: 918.02.B</th>
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</thead>
<tbody>
<tr>
<td>Description: Parking lots with 19 spaces require 475 SF of landscaping and four trees; 0 requested</td>
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<tr>
<th>Type of Request Variance:</th>
<th>Code Section: 918.02.C</th>
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<tbody>
<tr>
<td>Description: Two street trees are required for the site’s frontage; 0 proposed</td>
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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.

Note: This button uses pop-ups. Please click help button for further printing instructions.
Parcel ID: 0007-D-00200-0000-00
Property Address: 1011 WESTERN AVE
PITTSBURGH, PA 15233

Municipality: 121 21st Ward - PITTSBURGH
Owner Name: COMMERCIAL STORAGE LEASING COMPANY

Sorry, no sketch available for this record.
NEW! This form is no longer required if you are filing online! At OneStopPGH, you can create an account and file online, including paying fees. Please visit: http://pittsburghpa.gov/onestoppgh/

This application form is for: All Zoning and Development Review Projects. Please be sure to include all applicable PLI applications and attachments.

For Master Plans, Zone change petitions, or Historic Nominations, please request a Pre-Application meeting with the staff.

Directions: Applicant must complete all information accurately and completely for processing.

- Complete one application per project. All processes will be associated with this application form.
- The basic application fee is $50 per application due at the time submission. Check or money order accepted, payable to “Treasurer City of Pittsburgh”. Credit Card accepted at the OneStopPGH Counter. Additional fees may be incurred with additional levels of review, public hearings, posting, etc. For the full Fee Schedule, see http://pittsburghpa.gov/dcp/fees
- Submit this application form, fee, and attachments to the OneStopPGH Counter, or mail to:
  Attn: Zoning and Development Review Application
  Dept. of Permits, Licenses, and Inspections
  200 Ross St, Suite 320
  Pittsburgh, PA 15219-2014

Mandatory Pre-Application Meeting Request

A Pre-Application Meeting Request is required for projects meeting or exceeding the following thresholds. You can schedule this using OneStopPGH online portal at http://pittsburghpa.gov/onestoppgh/ or you can submit at the OneStopPGH Counter. Staff will follow up to schedule the meeting or advise on next steps in the process.

Please check all that apply for this project:
- $100,000 for Exterior Renovations on Commercial Building Permits
- 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
- None of these apply

Professionally Stamped Plan Requirement

This scope of work DOES NOT INCLUDE ANY of the following:
- New construction
- Addition to existing building
- Accessory structures (excluding fences or residential HVAC)
- New or revised parking spaces
- Ground-mounted or marquee/projecting sign

If this application includes any of these uses or scopes, then a professionally stamped site plan from a licensed architect, surveyor, or engineer is required.
1. APPLICATION IS:

☑ New application  ☐ Amendment/Addition to existing application

If amendment, please provide previous record number:

ZDR Number: __________________________

Building permit number: __________________________

2. SCOPE OF WORK INCLUDES:

☑ Development  ☐ Sign(s)  ☐ Communications equipment

3. SITE INFORMATION

Development Address: 1009 Western Ave

Parcel ID(s)/Lot-and-Block Number(s): 7-D-200

Total Project Cost: ______

Cost of Exterior Renovations on Commercial Building Permits: ______

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):

Existing parking lot since on or before 1964. Parking lot to be continued to be used for parking during normal working hours and during events at Heinz field.
1. PRIMARY BUILDING INFORMATION

New Commercial Square Footage: _______
Renovated Commercial Square Footage: _______
New Dwelling Units: _______
Hotel Rooms: _______

2. PARKING INFORMATION

Total Car Spaces: 19  
New Car Spaces: _______
Total Bike Parking Spaces: _______
New On-Site Loading spaces: _______
Total On-Site Loading spaces: _______
Total Commercial Parking spaces: 19

3. LANDSCAPE INFORMATION

Street Trees: □ (has) Existing  □ (providing) New  □ (any) Removed, Total BDH: _______

4. STORMWATER MANAGEMENT (SWM) INFORMATION

Area of Disturbance (SF) Total: _______
Total Impervious Surface (SF) Total: _______
Impervious Area Managed (SF) Total: _______
Volume Capacity of System Total: _______

3. SIGN INFORMATION

Type of sign(s): □ Commercial/Business □ Public Destination □ Neighborhood Gateway
Illumination: □ Internally Illuminated □ Externally Illuminated □ Not Illuminated

<table>
<thead>
<tr>
<th>Sign #1</th>
<th>Sign #2</th>
<th>Sign #3</th>
<th>Sign #4</th>
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<tbody>
<tr>
<td>Total Size of Sign (SF)</td>
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<tr>
<td>Grade to Bottom of Sign (FT)</td>
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APPLICANT INFORMATION

Property Owner’s Name: Commercial Storage Leasing Company
Applicant Name: Levin Wright
Applicant Address: 121 Irvine Road, Pittsburgh PA 15241
Applicant Contact (EMAIL): siwrig@gmail.com (PHONE): 412-906-5422

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature: [Signature]  Date: 10/14/2019

Zoning and Development Review Application Page 3 of 3  
June 2019
CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

No. ____________________________

Location  1018 Western Avenue  Ward  21

Permitted Occupancy Use of parking lot for public parking during events at Three Rivers Stadium.

Owner Werner Donaldson  Lessee ____________________________

Address 1018 Western Avenue  Address ____________________________

Pittsburgh, PA 15233

Permission is hereby granted for the occupancy above described.

______________________________
Chief, Bureau of Building Inspection