Additions & Alterations to:

255 ATWOOD ST. (CENTRAL OAKLAND)

ZONING DISTRICT: OPR-A (OAKLAND PUBLIC REALM - ATWOOD STREET CORRIDOR)

PROJECT DESCRIPTION:
- 2-STORY REAR ADDITION TO AN EXISTING 2-STORY, 4-UNIT RESIDENCE IN THE CENTRAL OAKLAND NEIGHBORHOOD.
- EXISTING NON-CONFORMING USE IN OPR-A ZONING DISTRICT.
- PROJECT IS CLASSIFIED AS AN ENLARGEMENT OF AN EXISTING NON-CONFORMING USE REQUIRING A SPECIAL EXCEPTION.
- NO NEW RESIDENTIAL UNITS BEING ADDED (EXISTING 4 UNITS TO REMAIN).
- 1ST FLOOR FRONT / REAR UNITS TO REMAIN.
- 2ND FLOOR FRONT / REAR UNITS TO REMAIN.
- BUILDING ADDITION WILL BE USED TO ENLARGE THE 1ST FLR. REAR, AND 2ND FLR. REAR UNITS, ADD A 2ND MEANS OF EGRESS FOR BOTH UPPER FLOOR UNITS AND 1ST FLOOR REAR UNIT, ADD A REAR DECK, AND BASEMENT ACCESS HATCH.

City of Pittsburgh Zoning Information – 255 Atwood St.
Zoning District – OPR-A (Oakland Public Realm, Atwood Street Corridor) - Contextual Setbacks and Building Heights are allowed to be utilized

908.03.D.1(b) Allowable Residential Uses — OPR-A District:
**(Multi-Family Dwelling is an Existing Non-Conforming Use per 921.02)

908.03.D.1(c) Site Development Standards — OPR-A District:
Min. Lot Size None
Max. Floor/Area Ratio 3:1
Min. Front Yard Setback 0ft
Min. Rear Setback 20ft (when not adjacent to a Way)
Min. Exterior Sideyard Setback 5ft
Min. Interior Sideyard Setback 0ft (per 925.06.C)
Max. Height 40 ft. (not to exceed 3 stories)

Off-Street Parking Requirements: N/A - No new Dwelling Units being constructed
Off-Street Loading Requirements: Administrative Waiver requested (914.11.B.2) (No new units being added)

Administrators Exception Required (925.06.G): None

Special Exception Required: 921.02.A.1: YES (Enlargement of a Non-Conforming Use)
Additions & Alterations to:

255 ATWOOD ST. (CENTRAL OAKLAND)
City of Pittsburgh Zoning Information (Cont.) — 255 Atwood St.

Special Exceptions: 921.02.A.1 Enlargement of a Non-Conforming Use:

(a) Limit on Enlargement: The Zoning Board of Adjustment shall not allow as a special exception any enlargement, expansion or extension that has the effect of increasing the total floor area or lot coverage of a nonconforming use ... by more than Twenty Five (25) percent in a non-residential zoning district, when compared to the floor area or site area coverage of the nonconforming use at the time it became nonconforming.

Existing Building GSF: 2,178.0gsf (1st: 990gsf, 2nd-1188gsf)
Max New GSF @ 25%: 544.5gsf

Proposed Addition: 522gsf (+24.0%) (1st: +261.0gsf, 2nd: +261.0gsf)
Additions and Alterations

ARCHITECTURE THRU COLLABORATION, INNOVATION

255 Atwood St.
Pittsburgh, PA 15213

February 9, 2021

SP-1.4

REAR ELEVATION - NEW ADDITION

Scale: 3/16" = 1'-0"

ASPHALT SHINGLE ROOFING - VERIFY SLOPE
ALUM. GUTTER AND DOWNSPOUT - TIE TO EXIST. RWL
FIBERGLASS 2X HUNG WINDOWS - TYP.
VINYL SIDING (4" LAP) AND TRIM
CMU FDTN. WALL
BSMT ACCESS HATCH

ROOF BRG. EL. +19'-6"
1ST FLR. EL. +4'-0"
2ND FLR. EL. +4'-0"

EXIST. GRADE ±2'-0" +/-
DECK. EL. ±0'-6"
EXIST. MASONRY WALL (BEYOND)
P.T. WD. DECK, STAIRS AND RAILINGS

LEGEND

Scale: 1" = 30'-0"

255 ATWOOD ST.
Pittsburgh, PA 15213

ARCHITECTURE COLLABORATION INNOVATION

LAB3 designs
255 Atwood St.
Pittsburgh, PA 15213

February 9, 2021

SP-1.5

PARTIAL SOUTH ELEVATION (SIDE) - NEW ADDITION

Scale: 3/16" = 1'-0"

EXIST. ROOF
+23'-0"

EXIST. GRADE
-2'-0" +/

NEW VINYL SIDING ON
EXIST. BLDG - TYP.

MATCH EXIST. ROOF EL. AT T./NEW
ROOF

EXIST. ROOF
+23'-0"

EXIST. GRADE
-2'-0"

2ND F.LR. EL.
+11'-6"

BSMT. EL.
-8'-0"

1ST. FLR. EL.
-9'-0"

1ST. FUR. EL.
-9'-0"

REO BRG. EL.
+11'-6"

ROOF BRG. EL.
+11'-6"

LEGEND
Scale: 1" = 30'-0"
LANDSCAPING & SCREENING:
- EXISTING STREET TREE ALONG ATWOOD ST. TO REMAIN
- NO NEW PARKING/LOADING AREAS ARE BEING ADDED
- EXISTING MASONRY WALL ACTS AS VISUAL SCREEN FROM ADJACENT PARKING LOT
- FULL LOT COVERAGE BY EXISTING BUILDING, ADDITION, ENTRY DRIVE AND ACCESSORY PARKING PAD

STORMWATER MANAGEMENT:
- NO NEW IMPERVIOUS SURFACE AREAS BEING CREATED
- EXISTING SITE/FOUNDATION DRAINS, RAIN LEADERS, AND GRADING TO BE MAINTAINED

ACCESSIBILITY & UNIVERSAL DESIGN:
- NO NEW RESIDENTIAL UNITS ARE BEING ADDED (2015 IEBC, SECTION 705.1, EXCEPTION #3)

COMMUNITY PROCESS:
- RCO (OAKLAND PLANNING AND DEVELOPMENT CORP.) PUBLIC PRESENTATION DEC-15, 2020
  (NO COMMENTS RECEIVED)
- ZBA HEARING JAN-7-2021
  (NO COMMENTS RECEIVED)

-- Thank You --