A. PROJECT INFORMATION

1. APPLICATION IS:  ☑ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE:

3. SITE INFORMATION
Development Address: 2534 Perrysville Ave
Parcel ID(s)/Lot-and-Block Number(s): 46-B-86
Project Description: Conversion of child care facility on first floor to dwelling unit. Continued use of existing dwelling unit on upper floors. (2 dwelling units total)

3. CONTACT INFORMATION
Applicant Name: Nathan Hart
Applicant Contact (phone and email): 412-214-7550

B. ZBA HEARING INFORMATION

Zone Case #: 82 of 2021
Date of Hearing: April 22, 2021
Time of Hearing: 9:00 a.m.
Zoning Designation: R1D-H
Neighborhood: Perry South
Zoning Specialist: CS

C. ZBA REQUESTS

Type of Request: Variance
Code Section:
Description: SE for a change from one non-conforming use (child care general) to another (two unit residential) (921.02.A.4)

Type of Request: Variance
Description:
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.
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Sq.Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Porch Frame - Open</td>
<td>176</td>
</tr>
<tr>
<td>A3</td>
<td>Bay Area Frame Bay Area Frame Half story frame</td>
<td>48</td>
</tr>
<tr>
<td>A5</td>
<td>Full Basement (conv main bldg) 1 story frame Porch Frame - Open</td>
<td>72</td>
</tr>
<tr>
<td>A6</td>
<td>Full Basement (conv main bldg) 1 story frame</td>
<td>72</td>
</tr>
<tr>
<td>A7</td>
<td>Porch Frame - Open</td>
<td>60</td>
</tr>
<tr>
<td>A8</td>
<td>Basement Extension Bay Area Frame</td>
<td>48</td>
</tr>
<tr>
<td>Main Building</td>
<td></td>
<td>960 Sq. Ft.</td>
</tr>
</tbody>
</table>
Re: 2534 Perrysville Avenue - DCP-ZDR-2021-00798

Seifert, Caroline <caroline.seifert@pittsburghpa.gov>
Thu 2/18/2021 2:04 PM
To: Nathan Hart <nhart@hartarc.com>
Cc: Aaron Royce <urbanviewsinfo@gmail.com>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Great, thanks Nathan.

Lana - this is for a SE for a change from one non-conforming use (child care general) to another (two unit residential) (921.02.A.4)

Caroline Seifert
Zoning Specialist
City of Pittsburgh, Department of City Planning
caroline.seifert@pittsburghpa.gov
200 Ross St., 3rd Floor
www.pittsburghpa.gov/dep/

The Zoning counter at 200 Ross Street is currently closed. Applications can be submitted and documents uploaded onto OneStopPGH. Please email Zoning@pittsburghpa.gov with any questions.
Zoning and Development Review Boards and Commissions are now meeting virtually. Visit the pages for application and meeting information: Zoning Board of Adjustment, Historic Review Commission, and Planning Commission. Hearing notices are posted here.

From: Nathan Hart <nhart@hartarc.com>
Sent: Thursday, February 18, 2021 1:31 PM
To: Seifert, Caroline <caroline.seifert@pittsburghpa.gov>
Cc: Aaron Royce <urbanviewsinfo@gmail.com>
Subject: Re: 2534 Perrysville Avenue - DCP-ZDR-2021-00798

Thanks Caroline, I understand. Please schedule us with the Zoning Board.

Nathan Hart, R.A.

HART
ARCHITECTS

603 Greenfield Avenue
Pittsburgh, PA 15207
office: 412 214 7550
cell: 412 726 1941
www.hartarc.com

On Thu, Feb 18, 2021 at 11:37 AM Seifert, Caroline <caroline.seifert@pittsburghpa.gov> wrote:
Hi Nathan,

I don't see any other ZDRs under this address.
Maple Ave - 25'

40.00'

Existing 2-car garage

existing paving

New 3-gang meter bank

2534 Perrysville Ave
046-B-0086
Existing 2-1/2 story frame multi-family dwelling
existing porch

141.40' 146.25'

4.44' 38.94'
Perrysville Ave - 40'

SKETCH ARCHITECTURAL
TITLE Site Plan

HART ARCHITECTS

Hart Project No. 2012.004
Client Project No.
RFI Reference
Submittal Reference
Detail Reference
Date Issued
Scale

01/24/19
1" = 20'-0"

Client: Urban Views, LLC
2534 Perrysville Ave
Pittsburgh, PA 15214

NUMBER
SITE-1.1