A. PROJECT INFORMATION

1. APPLICATION IS:  ☑ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 2/24/2021

3. SITE INFORMATION

Development Address: 5723 POCUSSET ST
Parcel ID(s)/Lot-and-Block Number(s): 0087-F-00203-0000-00
Project Description: USE OF 15' X 17'6" FIRST FLOOR COVERED DECK AT FRONT OF SINGLE UNIT DWELLING

3. CONTACT INFORMATION

Applicant Name: Ray Hepp
Applicant Contact (phone and email): betterliving@betterlivingpatiospgh.com

B. ZBA HEARING INFORMATION

Zone Case # 89 of 2021
Date of Hearing: 5/3/2021
Time of Hearing: 9:40 AM
Zoning Designation: R2-L
Neighborhood: Squirrel Hill South
Zoning Specialist: PM

C. ZBA REQUESTS

Type of Request: Choose an item.
Description: MINIMUM 30FT FRONT SETBACK REQUIRED

Type of Request: Choose an item.
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Code Section: 903.03.B.2
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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: 0087-F-00203-0000-00
Property Address: 5723 POCUSSET ST
PITTSBURGH, PA 15217

Municipality: 114 14th Ward - PITTSBURGH
Owner Name: SHIPERS CARL E JR & AIJUN [W]

Main Building
A1  Porch Masonry - Open  620 Sq. Ft.
A2  Full Basement (conv main bldg) 1 story masonry  112 Sq. Ft.
A3  80 Sq. Ft.
FRONT PORCH RENOVATION
5723 Pocusset Street, Pittsburgh, Pa 15217

ARCHITECTURAL
- CS1: Cover Sheet/Codes/Site Plan
- A101: Floor Plans & Details

PROJECT INFORMATION
MUNICIPALITY: Pittsburgh
PROJECT DESCRIPTION:
Removal of Existing Concrete/Masonry Porch Structure,
Replace with New Treated Wood Structure With Composite Decking & New Post & Handrails.

DECK CONSTRUCTION NOTES:
All lumber shall be pressure treated for exterior use. All metal fasteners & hangers shall be G105 galvanized, stainless steel or otherwise compatible with the wood treatment. All bolts shall be 1/2" diameter, minimum.

All beams, joists, posts and decking shall be No. 2 Southern Pine, or better.

All beam splices and top rails shall occur at a post or otherwise on adequate bearing.

All footings shall be cast-in-place concrete with a min. 2500 psi compressive strength.

Guards are required at all areas where the deck/porch floor is greater than 30" above grade at any point.

Required guards shall be 42" tall and be constructed such that a 4" diameter object will not pass through.

Guard post spacing shall not exceed 8 ft. on center. Required guards & handrails at stairs shall range from 34" to 36" vertically above the stair nosing.

Handrail ends at the top and bottom shall terminate into a post or be returned to a wall.

On stairs with closed risers, treads shall have a projected nosing ranging from 3/4" to 1-1/4". All treads and risers shall be equal.

The deck/porch floor shall be within 6-1/4" of the top of the door threshold.

Live Load Deflection: Joists & Beams - L/3600Guards - L/240
Design Loads: Floor Live Load - 40 lbs/sf (min.)
Wind Speed - 90 mph Soil Bearing Pressure - 3000 lbs/sf

Guards shall be designed for a 200 lb. concentrated load placed along the top rail in any direction, at any point.

Post size is based on the height of the deck floor above finished grade (at the highest point):
- 0' to 8' high: 4x4, 4x6, 6x6
- 8' to 10' high: 4x6, 6x6
- 10' and up: 6x6 (required for multi-level decks too)

All separated beams shall receive full depth solid blocking at 24" on center, maximum spacing.

The actual field construction shall match the approved plans. All field changes and/or deviations require an Engineering Change approval.