A. PROJECT INFORMATION

1. APPLICATION IS: ☐ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE:

3. SITE INFORMATION
Development Address: 1412 Bellaire Pl
Parcel ID(s)/Lot-and-Block Number(s): 96-B-148
Project Description: NEW DECK AND STAIRWAY FOR SINGLE FAMILY DWELLING

3. CONTACT INFORMATION
Applicant Name: Robert Wittman
Applicant Contact (phone and email): 412-298-5536

B. ZBA HEARING INFORMATION

Zone Case # 85 of 2021
Date of Hearing: May 13, 2021
Time of Hearing: 9:10 a.m.
Zoning Designation: R1D-H
Neighborhood: Brookline
Zoning Specialist: CS

C. ZBA REQUESTS

Type of Request: Variance
Description: 903.03.D.2 - 5' interior side setback required, 0' proposed (residential deck and stairs)

Type of Request: Variance
Code Section:
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.
Parcel ID: 0096-B-00148-0000-00
Property Address: 1412 BELLAIRE PL
PITTSBURGH, PA 15226

Municipality: 32nd Ward - PITTSBURGH
Owner Name: SMITH MARY E

<table>
<thead>
<tr>
<th>Main Building</th>
<th>Porch Masonry - Open</th>
<th>Wood Deck</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A2</td>
<td></td>
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</tbody>
</table>

660 Sq. Ft. 152 Sq. Ft. 200 Sq. Ft.
Boundary Survey
For Mary E. Smith
Deed Book 9456 PG 439
32nd Ward of the City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania

NOTES:
1. THIS SURVEY IS BASED ON A DESCRIPTION FOUND IN DB 9456, PG 439, ALLEGHENY COUNTY RECORDER OF DEEDS.
2. NO PA ONE CALL WAS PERFORMED FOR THIS WORK.
3. ALL BEARINGS AND DISTANCES ARE FROM THE DEED.
4. NO ADDITIONAL TITLE WORK WAS PERFORMED AS A PART OF THIS SURVEY.
5. THE ADJACENT OWNERSHIP INFORMATION WAS OBTAINED FROM THE ONLINE WEBSITE FOR ALLEGHENY COUNTY REAL ESTATE.
6. DENOTES SET 3" IRON ROD WITH PLASTIC CAP UNLESS NOTED

FITCH WAY 15' R/W
PAVED ASPHALT - PUBLIC ROADWAY

Bellaire Place 40' R/W
PAVED ASPHALT - PUBLIC ROADWAY

SCALE: 1"=30'
PROJECT NUMBER: 20-735
DATE: 10-1-2020
DRAWN BY: JSB
REVIEWED BY: MEH

1 of 1
Re: 1412 Bellaire Pl - DCP-ZDR-2020-11308

Seifert, Caroline <caroline.seifert@pittsburghpa.gov>
Mon 2/22/2021 12:37 PM
To: Robert Wittman <wittmanhi@gmail.com>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Hi Rob,

There is not a separate application for ZBA. I've copied in Lana, who will assist in scheduling the hearing.

Variance Request
903.03.D.2 - 5' interior side setback required, 0' proposed (residential deck and stairs)

Thanks,

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

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: Robert Wittman <wittmanhi@gmail.com>
Sent: Sunday, February 21, 2021 10:15 AM
To: Seifert, Caroline <caroline.seifert@pittsburghpa.gov>
Subject: Re: 1412 Bellaire Pl - DCP-ZDR-2020-11308

Good Morning, Ms. Seifert!

I hope that you are doing well and staying healthy!

So, the homeowner has decided that she really wants the replacement stairs on the new deck to remain where they are now, in the setback. From what I understand, we need to apply for a zoning review hearing, is that correct? I couldn’t find where or how to do this on the website.

Thanks for your continued guidance!

Have a great week,
Rob Wittman

On Wed, Jan 6, 2021 at 8:09 AM Seifert, Caroline <caroline.seifert@pittsburghpa.gov> wrote:
Hi Rob,