A. PROJECT INFORMATION

1. APPLICATION IS:  ☒ Development Project  □ Protest Appeal

2. STAFF REVIEW DATE: 2/10/2021

3. SITE INFORMATION

Development Address: 343 GRACE ST
Parcel ID(s)/Lot-and-Block Number(s): 0004-E-00143-0000-00
Project Description: USE OF TWO STORY STRUCTURE AS TWO UNIT DWELLING

3. CONTACT INFORMATION

Applicant Name: Ryan England
Applicant Contact (phone and email): rengland@gmail.com

B. ZBA HEARING INFORMATION

Zone Case 79 of 2021
Date of Hearing: May 13, 2021  Time of Hearing: 9:30 a.m.
Zoning Designation: R1D-H
Neighborhood: Mt Washington
Zoning Specialist: PM

C. ZBA REQUESTS

Type of Request Choose an item.:  Description: USE OF TWO UNIT DWELLING NOT PERMITTED

Code Section: 911.02

Type of Request: Choose an item.
Description: Click here to enter text.

Code Section: Click here to enter text.

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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.
<table>
<thead>
<tr>
<th>Main Building</th>
<th>Description</th>
<th>Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Porch Frame - Open</td>
<td>120</td>
</tr>
<tr>
<td>A2</td>
<td>Full Basement (conv main bldg) 1 story frame</td>
<td>264</td>
</tr>
</tbody>
</table>

Parcel ID: 0004-E-00143-0000-00
Property Address: 343 GRACE ST
PITTSBURGH, PA 15211

Municipality: 119 19th Ward - PITTSBURGH
Owner Name: GRACE REALTY OF PITTSBURGH LLC
CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

55136 '89 APR 25

No. 19

Ward

Location 343 Grace Street

Permitted Occupancy Use of existing structure as a one family dwelling with two kitchens

Owner James R. Nelson

Address 343 Grace Street

Lessee

Address Pittsburgh, PA 15211

Permission is hereby granted for the occupancy above described.

Chief, Bureau of Building Inspection
Conditions Overview
- 343 Grace Street was issued a certificate of occupancy in 1989 as a one family dwelling with two kitchens.
- That certificate did not accurately describe the construction of the house, which was a two family dwelling.
  - Two separate entrances to two units with no connections between units
  - Separated utilities dating to 1989 or before
  - Kitchen, living and sleeping spaces in each unit

Conclusion: The City erred in issuing a certificate of occupancy with the text given in 1989. The appropriate remedy is to issue a new C/O for a two family dwelling.
One exterior door, leading to two unit doors
Two gas meters, electric meters, visually appear to date to 1989 or prior.
Two hot water heaters, furnaces. Water piping and ductwork 30+ years old.