A. PROJECT INFORMATION

1. APPLICATION IS:  ☑ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 3/9/2021

3. SITE INFORMATION

Development Address: 231 1/2 N Alken Ave
Parcel ID(s)/Lot-and-Block Number(s): 0050-M-0035-0000-00
Project Description: NEW CONSTRUCTION OF TWO-UNIT DWELLING SINGLE FAMILY DWELLING WITH ACCESSORY PORCH. USE OF 3 STORY STRUCTURE AS TWO-UNIT DWELLING WTIH TWO ONE CAR PARKING PADS IN REAR AND ACCESSORY PORCH IN FRONT

3. CONTACT INFORMATION

Applicant Name: Ryan England
Applicant Contact (phone and email): rengland@gmail.com; 412-427-6880

B. ZBA HEARING INFORMATION

Zone Case #: Click here to enter text.  Date: June 10, 2021
Date of Hearing: 9:30 a.m.  Time of Hearing: Click here to enter text.
Zoning Designation: R2-H
Neighborhood: Garfield
Zoning Specialist: Kyla Prendergast

C. ZBA REQUESTS

Type of Request Variance:   Code Section: 912.04.B
Description: 2 ft rear setback required for accessory uses; 0 ft requested

Type of Request: Variance   Code Section: 903.03.D.2
Description: 5 ft interior side setback required; 0 ft requested
A. PROJECT INFORMATION

1. APPLICATION IS: ☑ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE: 3/9/2021

3. SITE INFORMATION

Development Address: 229 N Aiken Ave
Parcel ID(s)/Lot-and-Block Number(s): 0050-M-00037-0000-00
Project Description: NEW CONSTRUCTION OF TWO-UNIT DWELLING SINGLE FAMILY DWELLING WITH ACCESSORY PORCH USE OF 3 STORY STRUCTURE AS TWO-UNIT DWELLING WITH TWO ONE CAR PARKING PADS IN REAR AND ACCESSORY PORCH IN FRONT

3. CONTACT INFORMATION

Applicant Name: Ryan England
Applicant Contact (phone and e-mail): rengland@gmail.com; 412-427-6880

B. ZBA HEARING INFORMATION

Zone Case #: Click here to enter text. Date of Hearing: Click here to enter a date.
Time of Hearing: Click here to enter text.
Zoning Designation: R2-H
Neighborhood: Garfield
Zoning Specialist: Kyla Prendergast

C. ZBA REQUESTS

Type of Request Variance: Code Section: 912.04.B
Description: 2 ft rear setback required for accessory uses; 0 ft requested

Type of Request: Variance Code Section: 903.03.D.2
Description: 5 ft interior side setback required; 0 ft requested
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.
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.
NEW DUPLEX AT 231 – 231 1/2 NORTH AIKEN AVENUE

17 SEPTEMBER 2020
NEW DUPLEX AT 231 – 231 1/2 NORTH AIKEN AVENUE

Project Description:

- Change the parcel width, from 22’ to 27.5’ through a Lot Line Revision. This revision has been submitted and preliminarily approved. Current Parcel number is 50-M-35. After revision, parcel area will be 2592 sq.ft.
- Remove existing foundations and debris from the demolition of the former buildings, per Soil Report.
- Regrade site to make access from Elora way possible for parking, and to reduce slope of landscaped areas for storm water runoff BMP’s.
- Build a new 3-story duplex consisting of two side-by-side units, each with a front porch, a private garden and a private parking space accessed from Elora Way.
- Porches are located in front setback, similar to the adjacent homes.
- Rear yard will be fenced with a 6.5’-high enclosure.
- Building steps with the slope of North Aiken and Elora Way (which have the same slope).
- Project sponsor respectfully requests an Administrator Exception for the Side Setback of the south parking stall and the HVAC units, and if necessary, a Variance for the south side setback of the building and the porch - see Zoning Compliance.
- This project will be done simultaneously with the adjacent project at 227-229 North Aiken Avenue.
Zoning compliance:

- 2 units are permitted in **R2-H zoning**
- The building is **3 stories** (permitted).
- Building gutter height is appr. 31.5’ above grade. Height at mid-slope of roof is appr. 37’ high above grade.
- Required front setback along North Aiken is 15’ (provided). 9’-deep porches are located in this setback.
- Required rear building setback is 15’. Actual proposed setback is appr. 37’.
- Parking spaces are set in 2’ from Elora Way, per Section 912.04.B
- Minimum Contextual Side Setback for this lot width is 3’. This is provided on the south side, wider than the existing neighbor, who has a 1.7’ setback.
- Side Setback for the north parking stall is 5’, so complies. Parking stall is 8.5’ x 18’.
- Required Side Setback for the north porch is 5’, however per Sect. 925.06.G.1(k) the porch may have the same setback as the primary structure. If this Section doesn’t apply, a **Variance** would be respectfully requested.
- On the south side of the property, along the other new duplex, no side setback is proposed, per Section 925.06.C.2 - Zero Setback on One or Both Sides: “The applicant may reduce the side setback to zero when the side of the abutting property has a zero side setback when both building walls abut each other.” The adjacent new duplex has no side setback. If this Section doesn’t apply, a **Variance** would respectfully be requested for the building (and the porch if needed).
- An **Administrator’s Exception** is respectfully requested for the south parking stall and the HVAC units as they are closer than 5’ from the side property line - Sect. 925.06.G.1 (b)(e).
FOR REFERENCE ONLY: OVERVIEW OF BOTH PROJECTS

ELEVATION AT NORTH AIKEN AVENUE (EAST SIDE)

ELEVATION AT REAR YARD (WEST SIDE)
PROPOSED LOT 28R
0.059 ACRES
(2,592 SQ. FT.)

PROPOSED LOT 27R
0.059 ACRES
(2,592 SQ. FT.)

PROPOSED 2 NEW RESIDENTIAL UNITS
AT 231-231-1/2 NORTH AIKEN AVENUE,
PITTSBURGH, PA 15206

A 00 LOT LINE REVISION

SURVEY PREPARED BY SHEFFLER & CO,
SEWICKLEY, PA 15143

SCALE: 1" = 1'
DATE: 2020-08-31