CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

ZONING & DEVELOPMENT REVIEW
ZBA REQUESTS SUPPLEMENT

Accela #DCP-ZDR-2021-03886

A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE: 5/11/2021

3. SITE INFORMATION

Development Address: 3510 Ridgeway St
Parcel ID(s)/Lot-and-Block Number(s): 0026-F-00334

Project Description: CONSTRUCT FRONT AND REAR ADDITIONS TO SINGLE UNIT DWELLING. USE OF 20' X 20' ONE-STORY GARAGE ADDITION FOR TWO-CARS WITH PORCH ON TOP AT FRONT, 20' X 17' L-SHAPED THREE-STORY ADDITION AT REAR

3. CONTACT INFORMATION

Applicant Name: Marcellino Manilla
Applicant Contact (phone and email): (412) 525-2188; m.manilla@gmail.com

B. ZBA HEARING INFORMATION

Zone Case #: Click here to enter text.

Date of Hearing: June 10, 2021
Time of Hearing: Click here to enter text.

Zoning Designation: R2-L
Neighborhood: Upper Hill
Zoning Specialist: Kyla Prendergast

C. ZBA REQUESTS

Type of Request Variance: ☐

Code Section: 903.03.B.2

Description: 30ft front setback required, 0ft 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.
**Parcel ID:** 0026-F-00334-0000-00  
**Property Address:** 3510 RIDGWAY ST  
**Municipality:** 105 5th Ward - PITTSBURGH  
**Owner Name:** BLUEPRINT INVESTMENT GROUP LLC

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Stoop Masonry</td>
<td>54 Sq. Ft.</td>
</tr>
<tr>
<td>A2</td>
<td>Full Basement (conv main bldg) 1 story frame</td>
<td>35 Sq. Ft.</td>
</tr>
<tr>
<td>A3</td>
<td>1 story frame</td>
<td>18 Sq. Ft.</td>
</tr>
<tr>
<td>A4</td>
<td>Porch Frame - Open</td>
<td>60 Sq. Ft.</td>
</tr>
<tr>
<td>A5</td>
<td>Patio Concrete</td>
<td>120 Sq. Ft.</td>
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</tbody>
</table>
PROPOSED ADDITION SITE PLAN

Steve Beech

City of Pittsburgh (5th Ward) – Allegheny Co. Pennsylvania

T.A. Gillespie’s Revised Plan of Herron’s Hill Park

SITUATE IN

PROPOSED
12’ DRIVEWAY

PROPOSED
6’X20.5’ PORCH

PROPOSED
3 STORY ADDITION

PER F.R. = 18’ SET.

Lot 149
Tiffany Carnevale
26-F-333
DBV 12254/107

Lot 150
Bernard J. Rattay
26-F-334
DBV 6181/89

Lot 151

Lot 152

TERRACE (40’)

(AKA BALBOA ST.)

T.A. Gillespie’s Revised Plan of Herron’s Hill Park

PBV 11/196–197

Blueprint Invest Group, LLC

Notice to all owners/purchasers:

There are certain existing easements crossing this Parcel which were approved from a surface inspection of the premises. The utility and any other easements shall remain as they appear in prior instruments of record, physical location and recorded plat. Owners of lots in this District/Zone take title subject to these easements.

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