CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING  

ZONING & DEVELOPMENT REVIEW 
ZBA REQUESTS SUPPLEMENT  
Posse#: DCP-ZDR-2021-05918

A. PROJECT INFORMATION

1. APPLICATION IS:  ☑ Development Project  □ Protest Appeal

2. STAFF REVIEW DATE: May 28, 2021

3. SITE INFORMATION

Development Address: 4040 Lydia Street

Parcel ID(s)/Lot-and-Block Number(s): 0053-G-00143-0000-00

Project Description: New two story addition (21'6"x22") with one car integral garage on first floor and L-shaped deck (6'x28') at rear of single family dwelling.

3. CONTACT INFORMATION

Applicant Name: Iliya Jordanoff

Applicant Contact (phone and email): (617)-501-7778; ijordanoff@ssharchitects.com

B. ZBA HEARING INFORMATION

Zone Case #: Click here to enter text of 2021

Date of Hearing: July 15, 2021

Time of Hearing: 9:10 a.m.

Zoning Designation: Single Family Detached Residential—High Density (R1D-H)

Neighborhood: Greenfield

Zoning Specialist: Svetlana Ipatova

C. ZBA REQUESTS

Type of Request: Variance

Code Section: 925.06.G.1(h)

Description: Building addition within interior sideyard setback; addition placement closer to side property line than existing building.
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.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.
**Main Building**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Porch Frame - Open</td>
<td>100 Sq. Ft.</td>
</tr>
<tr>
<td>A3</td>
<td>Porch Frame - Open Upper story frame</td>
<td>36 Sq. Ft.</td>
</tr>
<tr>
<td>A4</td>
<td>Full Basement (conv main bldg) 1 story frame</td>
<td>156 Sq. Ft.</td>
</tr>
</tbody>
</table>

**Tree**

- A4
- A3
- A1
- A2

**Overall**

- 504 Sq. Ft.
THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

INFORMATION TAKEN FROM SURVEY BY ALLEGHENY LAND SURVEYING PITTSBURGH, PA (412) 920-0341

LYDIA STREET 50'

EXISTING SITE PLAN

SCALE: 1/16" = 1'0"

SEIGLE • SOLOW • HORNE ARCHITECTS
301 DEANSTON AVENUE • PITTSBURGH, PA 15206
PHONE 412-661-5400 • FAX 412-661-2302

Chavez Residence
4040 Lydia St.
Pittsburgh, PA 15207

S1
5/11/21
MOOSE WAY

NEW FIRST FLOOR
ADDITION W/ INTEGRAL GARAGE
BELOW

LOT #8
L&B #54-P-144

LOT #9
L&B #54-P-143
#5040
2 STORY
FRAME
DWELLING

LOT #10
L&B #54-P-142

NEW PRIVACY
SCREENING

LYDIA STREET 50'

1 Proposed Site Plan
SCALE: 1/18"=1'-0"
NOTE: CALL PA ONE CALL SYSTEMS BEFORE CONSTRUCTION AND OR EXCAVATION. NO UTILITIES LOCATED.

The purpose of this plan is for boundary and mortgage location purposes only. Declaration is made to the original purchaser of the survey, it is not transferrable to additional institutions or subsequent owners.

MOOSE WAY

WILLIAM FLINN REVISED GREENFIELD AVENUE PLAN P.B.V. 13 PGS. 152-153

GRAPHIC SCALE 1" = 20'

NOTE: SCA REFER TO SURVEY & CALCULATE

LYDIA STREET 50'

1. Jeffrey L. Kroneberg, P.L.S., hereby certify to and solemnly for the benefit of the person(s) named in this plan that this plan was prepared upon the premises on the date shown herein showing the location of all buildings and easements of the surface of the premises. This plan is based on current deed and/or plan of record without the benefit of a tax sale which may reveal additional conveyances, easements, rights of way, or building lines. This plan may not be relied upon by anyone other than the person(s) for whose benefit it had been prepared. Copies of this plan without a signed seal are for reference only. This plan may not be recorded or referenced in deed, survey plan or plat book unless a signed acknowledgement appears on the plan stating it was prepared for such purpose.

ALLEGHENY LAND SURVEYING
PITTTSBURGH, PA
(412) 920-0341

DRAWING NO. 12244-B FB-4 PGS. 72-73
SCALE: 1" = 20'
DATE: 9-04-2015

PLAN OF SURVEY
SITUATE IN:
15TH WARD CITY OF PITTSBURGH, ALLEGHENY CO., PA
MADE FOR:
ROSA LINDA CHAVEZ & LEONEL SANTIAGO VALDEZ URBINA & AARON R. KLINE