### A. PROJECT INFORMATION

1. **APPLICATION IS:** ✓ Development Project  
   ☐ Protest Appeal

2. **STAFF REVIEW DATE:**

3. **SITE INFORMATION**

   Development Address:

   Parcel ID(s)/Lot-and-Block Number(s): 9-S-148

   Project Description: 1 new single house on lot 9-S-00148

4. **CONTACT INFORMATION**

   Applicant Name: Fukui Architects

   Applicant Contact (phone and email): 412-281-6001

### B. ZBA HEARING INFORMATION

Zone Case # 171 of 2021

Date of Hearing: Click here to enter a date.  
Time of Hearing: Click here to enter text.

Zoning Designation: RM-M

Neighborhood: Crawford-Roberts

Zoning Specialist: CS

### C. ZBA REQUESTS

Type of Request: Variance  
Code Section: 903.03.C.2

Description: 25' exterior side setback required and 20' proposed and 25' front setback required and 6' proposed.

Type of Request: Variance  
Code Section:

Description:
CALL BEFORE YOU DIG!

Pennsylvania Law Requires
3 Working Days Notice for
Construction Phase; and 10 Working Days in Design Stage - Stop Call

(See Section 250.06 of Zoning Code for Contextual Setbacks and Sec. 925.07 for Contextual Building Heights)

Property Owner & Title: Urban Redevelopment Authority of Pittsburgh

442 Blvd. of the Allies, Pittsburgh, PA 15219-1343

Block & Lot 9-S-00148

Peach Way @ Gilmore Street, Pittsburgh, PA 15219

DBV 10226 P.72

Zoning = RM-M Multi-Unit Residential District

Moderate Density

Minimum Lot Size = 3,200 S.F.

Minimum Lot Size Per Unit = 1,800 S.F.

Minimum Lot Side Setback = 25 Feet

Minimum Rear Setback = 25 Feet

Minimum Exterior Side Yard Setback = 10 Feet

Minimum Width = 35 Feet (Not To Exceed 4 Stories)

**Utility Information**

Sanitary Sewer: Pittsburgh Water & Sewer Authority

Gas: Peoples Gas

Water: Pittsburgh Water & Sewer Authority

Communication: Pittsburgh City

Electric: Pittsburgh Light & Power

*See Section 250.06 of Zoning Code for Contextual Setbacks and Sec. 925.07 for Contextual Building Heights*
Any conflicts in the drawings or between new and existing construction shall be referred to the Architect. Contractor shall verify all dimensions and existing conditions in the field and shall notify Fukui Architects, PC of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale drawings. All work shall be installed in accordance with applicable codes and regulations. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.

All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.

All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.
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SITE PLAN

SCALE: 1" = 20'

SITE DIMENSIONS OBTAINED FROM HAMPTON TECHNICAL ASSOCIATES SURVEY DATED 12-18-2020

LOT NUMBERS:
9-S-00148

LOT AREA:
+/- 5000SQFT

FRONT SETBACK

REAR SETBACK

Porch

GILMORE STREET

SITE PLAN

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1. SIDE ELEVATION
SCALE: 3/32" = 1'-0"
SITE PLAN

SCALE: 1" = 20'

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