A. PROJECT INFORMATION

1. APPLICATION IS:  ☑ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE:  September 1, 2021

3. SITE INFORMATION

Development Address: 6600 Northumberland Street

Parcel ID(s)/Lot-and-Block Number(s): 00127-A-00069-0000-00

Project Description: Obtain occupancy for existing 55-stall surface parking lot as accessory to existing multi-unit residence.

3. CONTACT INFORMATION

Applicant Name: Alex Lacey

Applicant Contact (phone and email): (412)-404-6113; dlloyd@mossarc.com

B. ZBA HEARING INFORMATION

Zone Case #: Click here to enter text. of 2021

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

Zoning Designation: Multi-Unit Residential – Moderate Density (RM-M)

Neighborhood: Squirrel Hill North

Zoning Specialist: Svetlana Ipatova

C. ZBA REQUESTS

Type of Request: Variance (Fence)  Code Section: 925.06.A.2

Description: Fence height maximum of 4 feet in exterior sideyard (6 feet requested)

Type of Request: Variance (Accessory Use)  Code Section: 925.06.G.1.(k)

Description: Accessory use (pergola) within interior sideyard setback (closer to lot line than primary structure)
PROJECT SCOPE:
PARTIAL INTERIOR RENOVATION TO EXPAND KITCHEN; REMOVE EXISTING REAR PORCH AND CONSTRUCT NEW ONE STORY ADDITION TO PRIMARY STRUCTURE; CONSTRUCT NEW FREESTANDING PERGOLA/PIERCE AND PATIO AT GRADE; REPLACE EXISTING PERIMETER WOOD FENCING & GATES.

CURRENT CERTIFICATE OF OCCUPANCY:
3-50-04 I ISSUE: 03/23/1998
THREE- STORY, THREE FAMILY DWELLING WITH TWO CAR DETACHED GARAGE

ZONING DESIGNATION: RM-M (RESIDENTIAL MULTI-UNIT, MODERATE DENSITY)

MINIMUM FRONT YARD SETBACK: 25'
MINIMUM REAR YARD SETBACK: 25'
MINIMUM EXTERIOR SIDEYARD SETBACK: 25'
MINIMUM INTERIOR SIDEYARD SETBACK: 3' (CONTEXTUAL)
MAXIMUM HEIGHT: 55' NOT TO EXCEED 4 STORIES
OFF-STREET PARKING: 1 PER UNIT (3 PROVIDED)