A. PROJECT INFORMATION

1. APPLICATION IS:  ☑ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: January 28, 2022

3. SITE INFORMATION

Development Address:  810 W North Avenue

Parcel ID(s)/Lot-and-Block Number(s): 0023-N-00130-0000-00

Project Description: Renovation of existing four story building into multi-unit residential with 38 dwelling units and accessory, off-site parking and other features.

3. CONTACT INFORMATION

Applicant Name: Brent Houck

Applicant Contact (phone and email): (412)-391-2884; bhouck@pwwgarch.com

B. ZBA HEARING INFORMATION

Zone Case #: Click here to enter text. of 2022

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

Zoning Designation: Urban Industrial (UI), Neighborhood Industrial (NDI)

Neighborhood: Central Northside

Zoning Specialist: Svetlana Ipatova

C. ZBA REQUESTS

Type of Request: Variance (Accessory Use)  Code Section: 912.01.D

Description: Residential accessory uses (i.e. parking, dumpster, plaza) not in same Zoning district as primary use.

Type of Request: Special Exception (Off-Site Parking)  Code Section: 914.07.G.2.(a)

Description: Off-Site parking for residential use

Type of Request: Variance (Setbacks)  Code Section: 925.06.G.2.(a)

Description: Accessory parking in setbacks and closer to neighboring property line than primary structure
ALLEGENEY BRANCH HOUSE LOFTS
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
810 W NORTH AVE, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA
NOVEMBER 21, 2021

GENERAL NOTES:

1. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL OBTAIN THE PERMITS AND OPINION LETTERS NECESSARY TO PERFORM THE WORK TO BE PERFORMED UNDER THIS AGREEMENT.
2. THE CONTRACTOR SHALL PREPARE AND SUBMIT A SITE PLAN TO THE ENGINEER FOR APPROVAL. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE ENGINEER’S REQUIREMENTS.
3. ALL ELECTRIC, PLUMBING, AND MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ENGINEER’S REQUIREMENTS.
4. ALL ELECTRIC, PLUMBING, AND MECHANICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ENGINEER’S REQUIREMENTS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES IN EFFECUCTION AT THE TIME OF THE EXECUTION OF THE AGREEMENT.
6. THE CONTRACTOR SHALL NOT BE LIABLE FOR DAMAGES INCURRED TO THE PROPERTY OF OTHER CONTRACTORS OR THIRD PARTIES RESULTING FROM THE PERFORMANCE OF WORK UNDER THIS AGREEMENT.
7. THE CONTRACTOR SHALL NOT BE LIABLE FOR DAMAGES INCURRED TO THE PROPERTY OF OTHER CONTRACTORS OR THIRD PARTIES RESULTING FROM THE PERFORMANCE OF WORK UNDER THIS AGREEMENT.
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ON-SITE FISON AND SEWAGE CONTROL DETAILS

PREPARED FOR:

Q DEVELOPMENT
828 W NORTH AVE.
PITTSBURGH, PA 15233

PREPARED BY:

Morris Knowles & Associates, Inc.
Consulting Engineers & Land Surveyors
443 ATHENS DRIVE DELMONT, PA 15626
TELEPHONE: (724) 468-4622 FAX: (724) 468-8940

UTILITY COMPANIES
SANITARY

PITTSBURGH WATER & SEWER AUTHORITY 1220 PARK AVENUE PHILADELPHIA, PA 19107

MCS

PITTSBURGH WATER & SEWER AUTHORITY 1220 PARK AVENUE PHILADELPHIA, PA 19107

ELECTRICAL

utility@qdevelopment.com

SECTION 07 PLAN AND AUTOMATION

CALL BEFORE YOU DIG:
1-800-242-7171
pittsburghpa.gov/12413/permits/permit-applications