A. PROJECT INFORMATION

1. APPLICATION IS:  ☒ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 11/10/2021

3. SITE INFORMATION
Development Address: 166 39TH ST, Pittsburgh, PA 15201
Parcel ID(s)/Lot-and-Block Number(s): 49-E-106
Project Description:
Change of use to Vehicle/Equipment Repair (Limited)

3. CONTACT INFORMATION
Applicant (phone and email): Robert Baumbach (412-266-4425 - bobbaumbach@comcast.net)

B. ZBA HEARING INFORMATION

Zone Case #: Click here to enter text.
Date of Hearing: Click here to enter a date.
Time of Hearing: Click here to enter text.
Zoning Designation: R1A-VH
Neighborhood: Lower Lawrenceville
Registered Community Organization: None
Date of Development Activities Meeting:
Zoning Specialist: Tiffany Krajewski

C. ZBA REQUESTS

Type of Request: Special Exception
Code Section: 921.02.A.4
Description: Change from a one nonconforming use to another
SCOPE OF WORK:

APPLY FOR CHANGE OF USE EXISTING one story structure for use of storage of contractor’s equipment; at rear of property existing two story single family dwelling.

PROPOSED Auto repair (limited) and one dwelling unit above (two dwelling units on property) and parking for residence at 188 39th.

FORMALIZE EXISTING CURB CUT, INSTALL SMOOTH CONCRETE ON R.O.W. AREA AND RECONSTRUCT CURBING TO DOMI STANDARDS.

NOTE: EXISTING CURB REVEAL IS 1’ FOR ENTIRE LENGTH OF PROPERTY.

NOTE: THE EXISTING 1” DIFFERENTIAL BETWEEN STREET AND CURB EXTENDS THE WHOLE WIDTH OF THE FRONTAGE AND SHALL REMAIN WITH NEW CURBING.

REPLACE EXISTING STAMPED CONCRETE WITH CONCRETE APRON TO MEET CURB CUT STANDARDS (SEE ATTACHED).

166 39th STREET
PITTSBURGH, PA 15201
01 SITE PLAN
SCALE: 1” = 10'-0"
OCTOBER 19, 2021
DEPRESSED CURB FOR COMMERCIAL GRADE DRIVEWAYS
CONCRETE AND SANDSTONE