# CITY OF PITTSBURGH
## DEPARTMENT OF CITY PLANNING
### ZONING & DEVELOPMENT REVIEW
#### ZBA REQUESTS SUPPLEMENT
 Posse# DCP-ZDR-2021-15545

## A. PROJECT INFORMATION
1. **APPLICATION IS:** ☑ Development Project ☐ Protest Appeal
2. **STAFF REVIEW DATE:** January 6, 2022
3. **SITE INFORMATION**
   Development Address: 326 37th Street
   Parcel ID(s)/Lot-and-Block Number(s): 0049-N-00277-0000-00
   Project Description: Construction of 6' high fence in exterior sideyard of single-unit dwelling.
4. **CONTACT INFORMATION**
   Applicant Name: Evan Burbridge
   Applicant Contact (phone and email): (412)-371-8779; evan@upstreamgh.org

## B. ZBA HEARING INFORMATION
- **Zone Case #**[Enter text of 2022]
- **Date of Hearing:**[Enter a date]
- **Time of Hearing:**[Enter text]
- **Zoning Designation:** Single-Unit Attached Residential – High Density (R1A-H)
- **Neighborhood:** Middle Hill
- **Zoning Specialist:** Svetlana Ipatoa

## C. ZBA REQUESTS
- **Type of Request:** Variance
- **Code Section:** 912.04.K.1
- **Description:** 6' high fence in Exterior Sideyard
PLANT SCHEDULE:
(2) AH - Amsonia hubrichtti
(1) T2 - Betula 'Dura Heat'
(1) V1 - Bignonia 'Tangerine Beauty'
(2) CC - Coreopsis 'Crazy Cayenne' or 'Berry Chiffon'
(25) Daffodil Bulbs
(5) GM - Geranium x 'Azure Rush' or 'Rozanne'
(2) HA - Hakonechloa 'All Gold'
(1) T1 - Juniperus 'Skyrocket'
(4) NC - Nepeta 'Cat's Pajamas' or 'Blue Wonder'
(7-9) PA - Polystichum acrostichoides

Christmas fern in between bignonia but in back of Birch
Plant Schedule

<table>
<thead>
<tr>
<th>Pollack &amp; Andrews</th>
<th>Landscape Design Studio, LLC</th>
<th>Phyllis Gricus, Designer</th>
<th>Fall 2020</th>
<th>412-654-8693</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TREES</strong></td>
<td>Qty.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T1</td>
<td>1</td>
<td>Carissa l. ‘Snow Tower’</td>
<td>Carissa Tower Fingolfin</td>
<td>36”</td>
</tr>
<tr>
<td>T2</td>
<td>1</td>
<td>Betula n. ‘Dura Heat’</td>
<td>Dura Heat River Birch</td>
<td>Tree 1 ½”</td>
</tr>
<tr>
<td>Sub. for Arbs?</td>
<td>T3</td>
<td>Juniperus x. ‘Taylor’</td>
<td>Taylor Juniper</td>
<td>6’RB</td>
</tr>
<tr>
<td><strong>PERENNIALS</strong></td>
<td>P1</td>
<td>1</td>
<td>Aster l. ‘Bluebird’</td>
<td>Michaelmas Daisy</td>
</tr>
<tr>
<td></td>
<td>P2</td>
<td>5</td>
<td>Geranium x. ‘Azur’ Rush</td>
<td>Azure Rush Geranium</td>
</tr>
<tr>
<td></td>
<td>P3</td>
<td>2</td>
<td>Gastra x. ‘Whirling Butterflies’</td>
<td>Wand Flower</td>
</tr>
<tr>
<td></td>
<td>P4</td>
<td>1</td>
<td>Iris l. ‘Variegate’</td>
<td>Water Iris</td>
</tr>
<tr>
<td><strong>GRASSES</strong></td>
<td>G2</td>
<td>2</td>
<td>Hakonechloa ‘All Gold’</td>
<td>Japanese Forest Grass</td>
</tr>
<tr>
<td><strong>FERNS</strong></td>
<td>F1</td>
<td>1</td>
<td>Polystichum acrostichoides</td>
<td>Christmas Fern</td>
</tr>
<tr>
<td><strong>VINES</strong></td>
<td>V1</td>
<td>2</td>
<td>Bignonia c. ‘Tangerine Beauty’</td>
<td>Crossvine</td>
</tr>
<tr>
<td></td>
<td>V2</td>
<td>1</td>
<td>Clematis ‘Countess of Wessex’</td>
<td>Red Clematis</td>
</tr>
<tr>
<td></td>
<td>OR</td>
<td>1</td>
<td>Clematis ‘Rebecca’</td>
<td>Red Clematis</td>
</tr>
<tr>
<td><strong>BULBS</strong></td>
<td>B1</td>
<td>25</td>
<td>Jonquil ‘Evan Scent’</td>
<td>Fragrant, Mixed Colors</td>
</tr>
<tr>
<td></td>
<td>B2</td>
<td>10</td>
<td>Allium ‘Mt Everest’</td>
<td>Mt Everest Allium</td>
</tr>
</tbody>
</table>

**Source:** colorblends.com

**Construction Notes**

Hardscape dimension specifications: Contractor(s) to supply engineer specifications for deck and patio pavers as needed.

The design lengthens the outdoor space 4’. Making the length from the house to the fence line 24’ long. Expanding the outdoor patio space reduces the gravel parking area to 22’ long.

New Permeable Patio Pavers are to be Unilock Thornberry permeable patio pavers in Fossil color. Installed with Perma Paver Edging Approximately 180 square feet of pavers (to be verified by contractor). The Thornberry pavers should extend to gate. Low wall to be versalok with similar color match.

The Deck and stairs are to be constructed of decking in Winchester Gray, 1” Grooved Edge Boards installed with Hidden Fastening System. The deck should be level with kitchen door threshold and approximately 15’ Wide/6’ Deep/3’ from ground (verified by contractor). Steps should be approximately 4’ wide with 10” tread depth. Rise, run and stringer length to be determined by contractor.

Trex Signature Rod Railing with stainless steel mesh panel is suggested for deck and steps, approximately 15’ will be placed along deck exposure to patio and steps. If code requires railing, Trex Latticeworks decor paneling in the capital design is suggested for both the under deck screening and the privacy panel along deck street side.* It can be ordered in black or white and is paintable to match chosen Trex decking and fencing.

Trex Latticeworks decor paneling in capital design should be integrated into deck and pergola to create privacy screen at 96”H&W. Deck depth at sidewalk near Mintwood St is approximately 9’ Long with steps on angle.

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**Thornbury**

Pattern A

- 14%: 6”x8”
- 26%: 13”x13”
- 59%: 13”x18”

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**UNILOCK**

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Notes:

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Site Photos

Foundation Tubes Prior to Concrete - View 1

Foundation Tubes Prior to Concrete - View 2

Foundation Tubes Prior to Concrete - View 3

Foundations after concrete being poured