A. PROJECT INFORMATION

1. APPLICATION IS:  ☒ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 3/8/2022

3. SITE INFORMATION

Development Address: Marshall Avenue


Project Description: New construction of three three-unit residences with off-street parking, and two two-unit residences without off-street parking

3. CONTACT INFORMATION

Applicant Name: Brad Groff
Applicant Contact (phone and email): (412) 475-4241 | bwg@indovina.net

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: R1D-H
Neighborhood: Perry South
Zoning Specialist: JV

C. ZBA REQUESTS

Type of Request Variance:  Code Section: 911.02
Description: Three-Unit Residential is not permitted in the R1D-H Zone

Type of Request Variance:  Code Section: 911.02
Description: Two-Unit Residential is not permitted in the R1D-H Zone

Type of Request: Variance  Code Section: 914.02.A
Description: A minimum of four off-street parking spaces is required for the Two-Unit Residential component; no off-street parking is provided

Type of Request: Variance  Code Section: 903.03.D
Description: 750 SF minimum lot size per unit is required; 723 SF per unit requested
Type of Request: Variance  
Code Section: 903.03.D

Description: Minimum 15’ front setback is required; 7’ requested

Type of Request: Variance  
Code Section: 903.03.D

Description: Minimum 15’ exterior side setback is required; 1’ requested

Type of Request: Variance  
Code Section: 903.03.D

Description: Minimum 5’ interior side setback is required; 1’ requested
Marshall Avenue Townhouses
400-402-404 & 414-416 Marshall Avenue
New Construction

Rex Petersen
406 Marshall Avenue
Pittsburgh, PA 15214

Zoning Development Review Submission
February 9, 2022
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All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.
Marshall Avenue Townhouses

400-402-404 & 414-416 Marshall Avenue

See Landscape plan for new and existing trees

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Indovina Associates Architects

400-404 & 414-416 Marshall Ave Townhouses

Site
Proposed 3 Stories
33'-6" Tall

Aerial View
400 Marshall Ave
Pittsburgh, PA 15214
Current Multi-Family lots nearby on Marshall Avenue

Current Multi-Family use sites (yellow)

Proposed Multi-Family use sites (green)
414-416 Marshall Ave 3D View in Context
400-404 & 414-416 Marshall Ave Townhouses
TOTAL AREA
RENTABLE 3,296
GROSS 4,493
1197 SF
STORAGE
6'-1"  26'-6"  34'-3" 17'-0"  1'-0"
10'-10"  4'-9" 13'-5" 3'-10"  13'-1" 4'-7" 1'-6" 19'-0"
DECK 184 SF
UNIT 1
LIVING
UNIT 1
BEDROOM
UNIT 1
BATH 2
UNIT 1
LAUNDRY
UNIT 1
KITCHEN
UNIT 2
BED 2
UNIT 1
BED 3
UNIT 2
BED 1
UNIT 2
BATH 2
UNIT 2
LAUNDRY
UNIT 2
MECH.
UNIT 1
DECK 184 SF
All dimensions including building sections, details, and footings are approximate and subject to engineering calculations, and may vary by +/- 1/8" or 1/4" in the field.

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All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.
A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 3/30/2022

3. SITE INFORMATION
Development Address: 120 BLAKEY CT
Parcel ID(s)/Lot-and-Block Number(s): 11-C-100
Project Description: AMENDMENT TO RETAINING WALLS

3. CONTACT INFORMATION
Applicant (phone and email): Miles Byrne  mbyrne@corcoranjennison.com

B. ZBA HEARING INFORMATION

Zone Case #:  of 
Date of Hearing:  Time of Hearing:
Zoning Designation:
Neighborhood:
Registered Community Organization:  Date of Development Activities Meeting:
Zoning Specialist: AK

C. ZBA REQUESTS

Type of Request: Variance  Code Section: 915.02.A.1.3
Description: Retaining walls shall not exceed 10FT in height; greater than 12 FT is proposed.
THE RESIDENCE AT OAK HILL
BRACKENRIDGE PHASE