A. PROJECT INFORMATION

1. APPLICATION IS: ☒ Development Project  ☐ Protest Appeal

2. STAFF REVIEW DATE: 03/31/2022

3. SITE INFORMATION
Development Address: Forbes Avenue
Parcel ID(s)/Lot-and-Block Number(s): 28-J-184; 28-J-180; 28-J-130; 28-J-128
Project Description: New construction of 6-story structure for use as Housing for Elderly (General)

3. CONTACT INFORMATION
Applicant (phone and email): Dan Rothschild / danr@rdcollab.com / (412) 389-3136

B. ZBA HEARING INFORMATION

Zone Case # of: Click here to enter text.
Date of Hearing: Click here to enter a date. Time of Hearing: Click here to enter text.
Zoning Designation: OPR-D
Neighborhood: South Oakland
Registered Community Organization: OPCD and OBID
Date of Development Activities Meeting: April 4, 2022
Zoning Specialist: KK

C. ZBA REQUESTS

Type of Request: Special Exception (OPR-D)  Code Section: 908.03.D.4(f)
Description: Additional height above 60 feet in the OPR-D is a Special Exception; approx. 70 feet requested.

Type of Request: Variance (OPR-D)  Code Section: 908.03.D.4
Description: Minimum Front Setback is 20 feet; 0 feet proposed.

Type of Request: Variance (OPR-D)  Code Section: 908.03.D.4
Description: Minimum Rear Setback is 20 feet; less than 20 feet proposed for a portion of primary structure.

Type of Request: Variance (OPR-D)  Code Section: 908.03.D.4
Description: New construction shall maintain a 50% building frontage along the established build-to-line; less than 50% proposed.
This drawing, including its electronic form, is an Instrument of Service for use solely with respect to this Project. The Architect is the author and sole owner of said Instrument of Service and retains all common law, statutory and other reserved rights, including copyrights.