



**A. PROJECT INFORMATION**

1. APPLICATION IS:  Development Project  Protest Appeal

2. STAFF REVIEW DATE: [Click here to enter a date.](#)

**3. SITE INFORMATION**

Development Address: 4317 McCaslin St.

Parcel ID(s)/Lot-and-Block Number(s): 0055-G-00232-0000-00

Project Description: New construction of addition and enclosure of deck to create one-story addition at side, front, and rear of existing 2.5-story, one-unit detached dwelling.

**3. CONTACT INFORMATION**

Applicant Name: Raymond Secoli

Applicant Contact (phone and email): (412) 853-3820, [LAKEWOODREALESTATEINC@GMAIL.COM](mailto:LAKEWOODREALESTATEINC@GMAIL.COM)

**B. ZBA HEARING INFORMATION**

Zone Case # [Click here to enter text.](#) of 2020

Date of Hearing: [Click here to enter a date.](#)

Time of Hearing: [Click here to enter text.](#)

Zoning Designation: R1D-M

Neighborhood: Greenfield

Zoning Specialist: Kathleen Oldrey

**C. ZBA REQUESTS**

Type of Request: Variance

Code Section: 903.03.C

Description: The required front setback in the R1D-M district is 30'. The proposed addition is located approximately 20.5' from the front lot line.

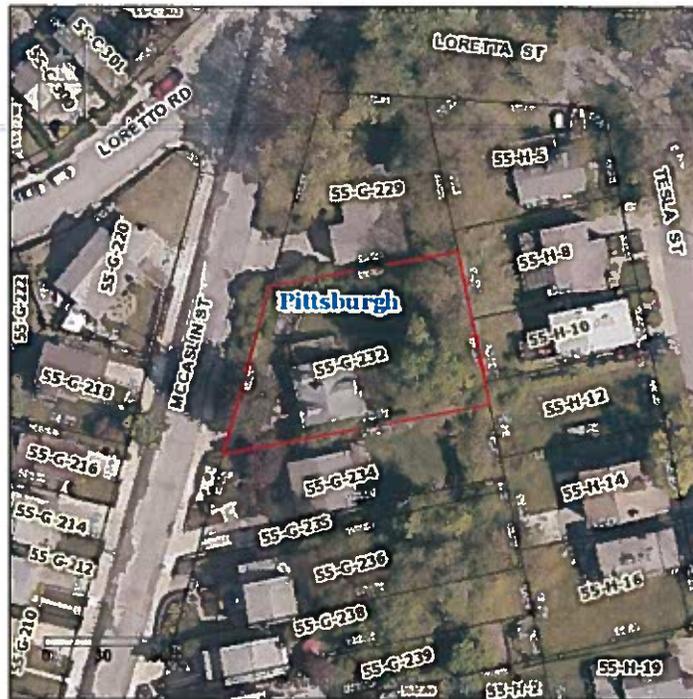
Parcel ID 0055-G-00232-0000-00  
Property Address 4317 MCCASLIN ST  
PITTSBURGH, PA 15217

Municipality 115 15th Ward - PITTSBURGH  
Owner Name JENNINGS MICHAEL & VICKI LYNN  
(W)

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

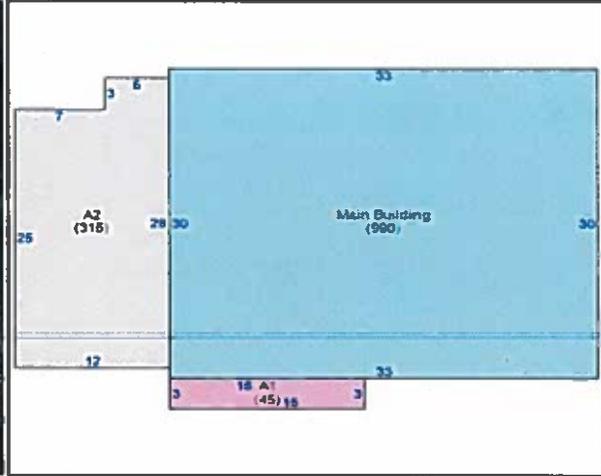
[Print](#)

Note: This button uses pop-ups. Please click help button for further printing instructions.



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PITTSBURGH, PA 15217

Municipality : 115 15th Ward - PITTSBURGH  
Owner Name : JENNINGS MICHAEL & VICKI LYNN  
(W)



Main Building		990 Sq. Ft.
A1	Basement Finished	45 Sq. Ft.
A2	Wood Deck	315 Sq. Ft.



GLOBE ALLEY 20'  
(UNOPENED)

S 06° 45' 00" E 75.00'

REBAR SET

REBAR SET

DANIEL R. DEELY PLAN

P.B.V. 24 PG. 104

52

51

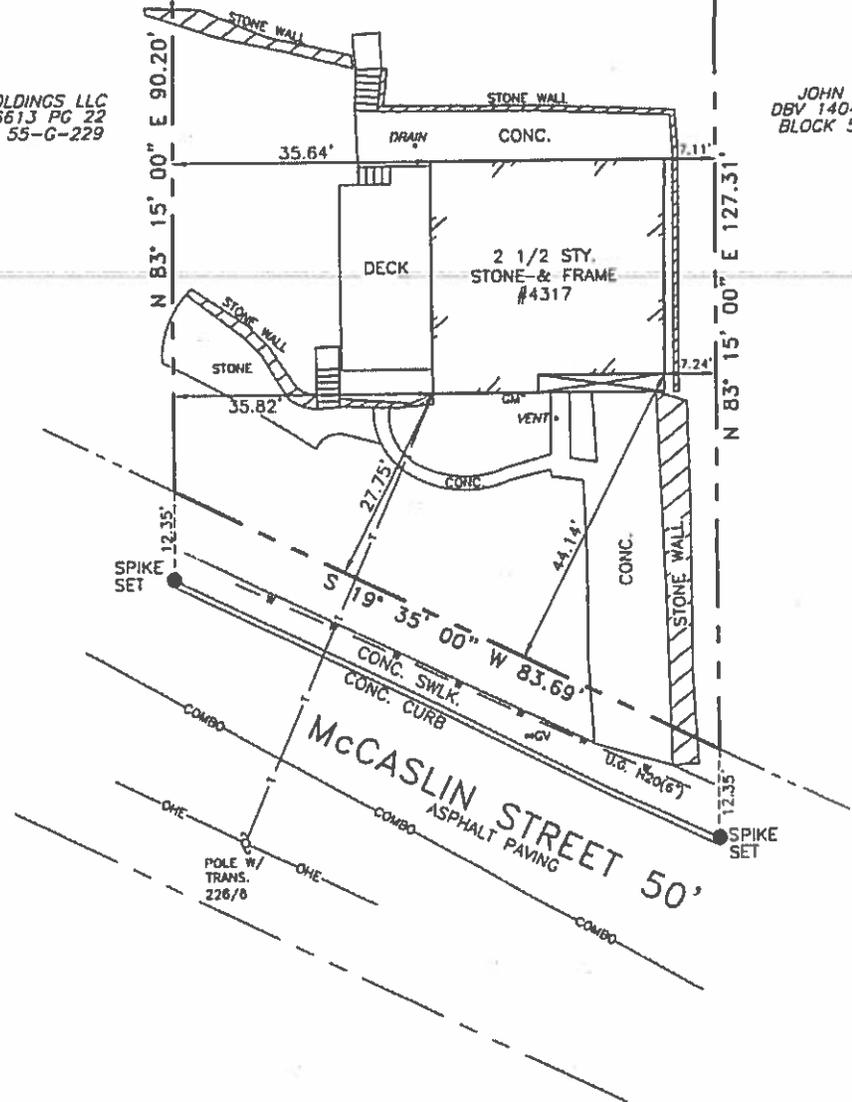
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JR1 HOLDINGS LLC  
DBV 16613 PG 22  
BLOCK 55-G-229

JOHN DEGORE  
DBV 14046 PG 468  
BLOCK 55-G-234



PLAN OF PROPERTY

SITUATE IN

15th WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PA

MADE FOR

MICHAEL & VICKI LYNN JENNINGS

SCALE: 1" = 20' DATE: AUGUST 26, 2019

PREPARED BY  
J R GALES & ASSOCIATES, INC.  
2704 BROWNSVILLE ROAD  
PITTSBURGH, PA 15227  
PHONE (412) 885-8885 FAX (412) 885-1320

I hereby certify in and solely for the benefit of,  
MICHAEL & VICKI LYNN JENNINGS

this 26th day of AUGUST, 2019, showing the location of all buildings, easements or servitudes apparent from inspection of the surface of the premises. This plan is not to be reproduced in any manner, nor may it be relied upon by anyone other than the named person or persons for whose benefit it has been prepared and stamped with surveyors seal. Copies of this plan without the embossed seal are for mere convenience of reference only.

*John Robert Gales*  
(Signature)

REF. D.B.V. 17710 PG. 100  
BLOCK 55-G-230,232 & 233



GLOBE ALLEY 20'  
(UNOPENED)

S 06° 45' 00" E 75.00'

REBAR SET

REBAR SET

DANIEL R. DEEY PLAN  
P.B.V. 21 PG. 104

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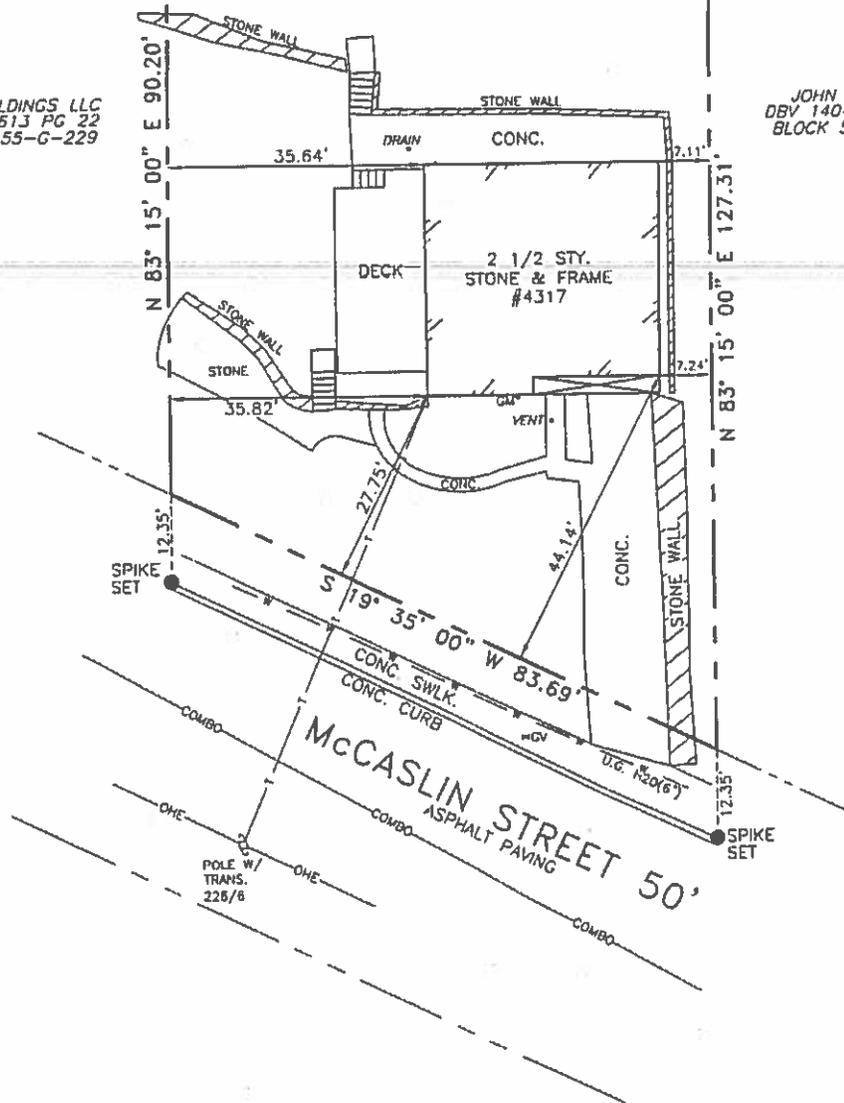
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JR1 HOLDINGS LLC  
DBV 16513 PG 22  
BLOCK 55-G-229

JOHN DEGORE  
DBV 14046 PG 468  
BLOCK 55-G-234



SPIKE SET

SPIKE SET

POLE W/  
TRANS.  
225/8

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ALLEGHENY COUNTY, PA

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REF. D.B.V. 17710 PG. 100  
BLOCK 55-G-230,232 & 233

SB 908 P 45

TAH 19-159068

GLOBE ALLEY 20'  
(UNOPENED)

S 06° 45' 00" E 75.00'

REBAR SET

REBAR SET

DANIEL R. STEEL PLAN

P.B.V. 24 PG. 104

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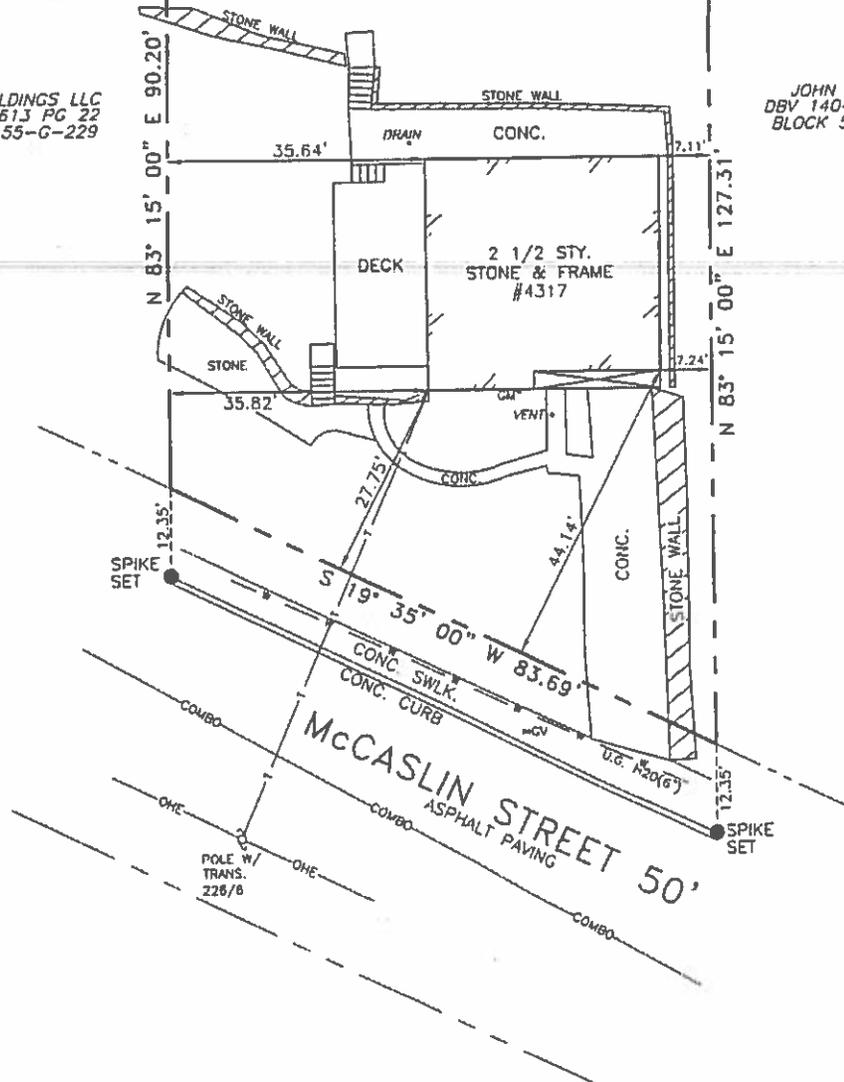
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BLOCK 55-G-229

JOHN DEGORE  
DBV 14046 PG 468  
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PLAN OF PROPERTY

SITUATE IN

15th WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PA

MADE FOR

MICHAEL & VICKI LYNN JENNINGS

SCALE: 1" = 20' DATE: AUGUST 26, 2019

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SB 908 P 45

TAH 19-159068

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9. Patch holes through concrete floor slab as specified; patch shall be full depth of slab & existing fire resistance rating. Patch shall be smooth & of flush with adjacent surfaces.

# # BP-2020-00833, SITE PLAN

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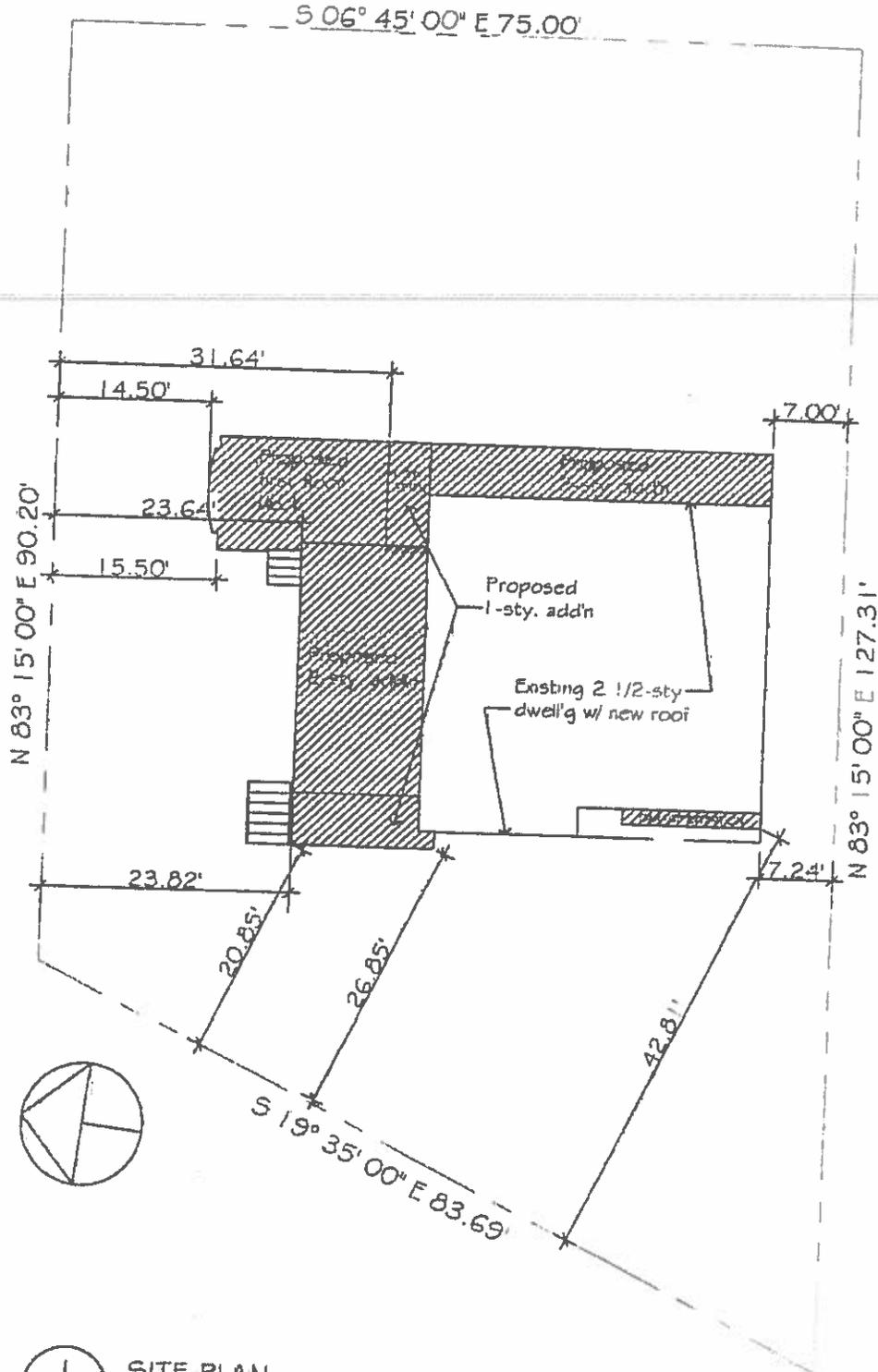
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ss

1.



1 SITE PLAN  
A-1  $\frac{1}{16}'' = 1'-0''$



**DIRECTIONS**

**NEW!** This application form is for Residential Zoning and Development Review Projects. Residential applications are one unit and two unit residential only.

**NEW!** This form is no longer required if you are filing online! At OneStopPGH, you can create an account and file online, including paying fees. Please visit: <http://pittsburghpa.gov/onestoppgh/> for most efficient service.

Please use the Zoning and Development Review Application checklist to determine whether the application is needed and if a stamped site plan is required.

Directions: Applicant must complete all information accurately and completely for processing.

- The basic application fee is \$50 per application due at the time submission. Check or money order accepted, payable to "Treasurer City of Pittsburgh". Credit Card accepted at the OneStopPGH Counter. Additional fees may be incurred with additional levels of review, public hearings, posting, etc. For the full Fee Schedule, see <http://pittsburghpa.gov/dcp/fees>
- Submit this application form, fee, and attachments to the OneStopPGH Counter, or mail to: Attn: Zoning and Development Review Application, Dept. of Permits, Licenses, and Inspections, 200 Ross St, Suite 320 Pittsburgh, PA 15219-2014

**BASIC INFORMATION  
(REQUIRED FOR ALL PROJECTS)**

**1. APPLICATION IS:**

Choose one:  New application  Amendment/Addition to existing application number: \_\_\_\_\_

Choose one:  1-Unit Residential  2-Unit Residential

**2. SITE INFORMATION**

Development Address: 4317 MCCASLIN ST

Parcel ID(s)/Lot-and-Block Number(s): \_\_\_\_\_

**3. WORK SCOPE**

Describe the proposed development in detail (include changes of use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building, identify which areas):

ENCLOSE DECK + extend rear of house 5'0"

PLEASE SELECT YOUR SCOPE OF WORK BELOW (select one from A. through F.):

A. If the project is New Construction or Addition, please select all that apply:

- Change of Use  Exterior HVAC or Exterior Electrical  
 Construction of or Addition to Primary Use or Structure  Fence taller than 6 feet  
 Construction of or Addition to Accessory Use or Structure  Parking

B. If the project is Exterior Alterations ONLY on a Locally Designated Historic Structure, please select the scope of work:  Painting only  All other exterior work

C. If Record of Zoning Approval ONLY please select all that apply (No Building Permit required):

- Parking Pad  Carport (open on at least 2 sides)  
 Deck 30 inches or less  Accessory Greenhouse greater than 120 square feet  
 Fence 6 feet or less

D. If the project is Change to Number of Dwelling Units or a Home Occupation, and the scope of work requires no other zoning reviews:

E. If the project is within the Floodplain, and the scope of work requires no other zoning reviews:

F. If the project is Demolition ONLY, select the scope of work:  Full Demolition  Partial Demolition

ADDITIONAL INFORMATION  
(REQUIRED AS APPLICABLE)

1. PRIMARY BUILDING INFORMATION

New Dwelling Units: 1

2. PARKING INFORMATION

Total Car Spaces: 1 New Car Spaces: \_\_\_\_\_ (driveway/garage)

3. LANDSCAPE INFORMATION

Street Trees:  (has) Existing  (providing) New  (any) Removed, Total DBH: \_\_\_\_\_

4. STORMWATER MANAGEMENT (SWM) INFORMATION

Area of Disturbance (SF) Total: \_\_\_\_\_ Total Impervious Surface (SF) Total: \_\_\_\_\_

Impervious Area Managed (SF) Total: \_\_\_\_\_ Volume Capacity of System Total: \_\_\_\_\_

APPLICANT INFORMATION  
(REQUIRED FOR ALL PROJECTS)

APPLICANT INFORMATION:

Property Owner's Name: MICHAEL & VICKI SPANNINGS

Applicant Name: RAY SEGOI / LAKEWOOD REAL ESTATE INC.

Applicant Address: 5833 LYNN RD APT 2E BETHA PA 15102

Applicant Contact (EMAIL): LAKEWOODREALSTATEINC (PHONE): 412-803-3822  
@gmail.com.

*My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.*

Applicant or Owner Signature: [Signature] Date: 2-6-20