



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE: 3/4/2020

3. SITE INFORMATION

Development Address: 1450 Wightman St.

Parcel ID(s)/Lot-and-Block Number(s): 0086-B-00038-0000-00

Project Description: New construction of a one-story single-unit detached dwelling with basement, one-story two-car attached garage, and front parking pad on existing driveway.

3. CONTACT INFORMATION

Applicant Name: Michael Graybrook

Applicant Contact (phone and email): (412) 621-2705, graybrook@verizon.net

B. ZBA HEARING INFORMATION

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

Date of Hearing: [Click here to enter a date.](#) *June 11, 2020*

Time of Hearing: [Click here to enter text.](#) *9:50 a.m.*

Zoning Designation: R1D-VL

Neighborhood: Squirrel Hill North

Zoning Specialist: Kathleen Oldrey

C. ZBA REQUESTS

Type of Request: Variance

Code Section: 903.03.A

Description: The required interior side setbacks for primary uses in the R1D-VL zoning district are 10' on one side and 5' on the other. The 10' setback is met for one interior side lot line; the proposed attached garage is located 1.5' from the other interior side lot line.

Type of Request: Variance

Code Section: 912.04.A referencing 903.03.A

Description: The required front setback for accessory uses in the R1D-VL zoning district is 30'. The proposed parking pad is located approximately 8.9' from the front lot line.

Type of Request: Variance

Code Section: 912.04.C referencing 903.03.A

Description: The required interior side setbacks for accessory uses in the R1D-VL zoning district are 10' on one side and 5' on the other. The proposed parking pad is located approximately 84' from one interior side setback and 2' from the other.

DCP-2DR-2020 - 00978

RE: Zoning Development Review application for 1450 Wightman St.

Oldrey, Kathleen <kathleen.oldrey@pittsburghpa.gov>

Tue 3/3/2020 3:45 PM

To: Michael Graybrook <graybrook@verizon.net>

Cc: Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

ZBA 7⁹ OF 2020
APRIL 2, 2020
9:50 a.m.

1 attachments (51 KB)

ZBA Application Requirements.pdf;

Hi Mike,

Thanks for providing this.

The required interior side setbacks for the zoning district where the property is located, R1D-VL (Single-Unit Detached Residential Very Low Density), are 10' on one side and 5' on the other. The 10' side setback is met on the southern interior side boundary, but the attached garage is located 1.5' from the northern interior side boundary, so a dimensional variance needs to be requested from the Zoning Board of Adjustment (ZBA).

Regarding the parking pad on the existing driveway, I have not been able to find a Certificate of Occupancy for the property that includes the parking pad, and it is not shown on previous site plans that we have on file. Since this is the case, and since the parking pad is located within the required 30' front setback, this will be included as a second variance request from the ZBA. Can you provide a site plan that delineates the rectangular parking pad on the existing driveway, so that I can identify the requested front setback?

Once that setback is identified, a ZBA hearing can be scheduled. You can work with Lana Ipatova (copied) on the ZBA hearing scheduling, posting, and fee. Our informational handout on the ZBA process is attached.

Please let me know if you have any questions.

Thanks again!

Kathleen

Kathleen Oldrey, AICP
Planner 2 (Development Review)
Division of Zoning and Development Review
Department of City Planning
City of Pittsburgh

New! Please review the checklist [here](#) to determine whether a Zoning and Development Review Application (ZDR) is required. If a ZDR is required, the [checklist](#) will determine whether a stamped site plan is required.

The [OneStopPGH](#) online portal is now open! You are able to create a User Profile, which will allow you to initiate applications, pay fees, and upload your attachments online. You can use the same User

RESIDENTIAL
ZONING & DEVELOPMENT
REVIEW APPLICATION



CITY OF PITTSBURGH
DEPARTMENT OF CITY
PLANNING

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: 1450 WRIGHTMAN ST. PAW. 15217

Parcel ID(s)/Lot-and-Block Number(s): 90-B.38

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):

NEW SINGLE FAMILY RESIDENCE W/ ATTACHED 2 CAR GARAGE

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: 2 New Car Spaces:

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:

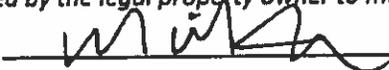
Property Owner's Name: WILLIAM RUDOLPH

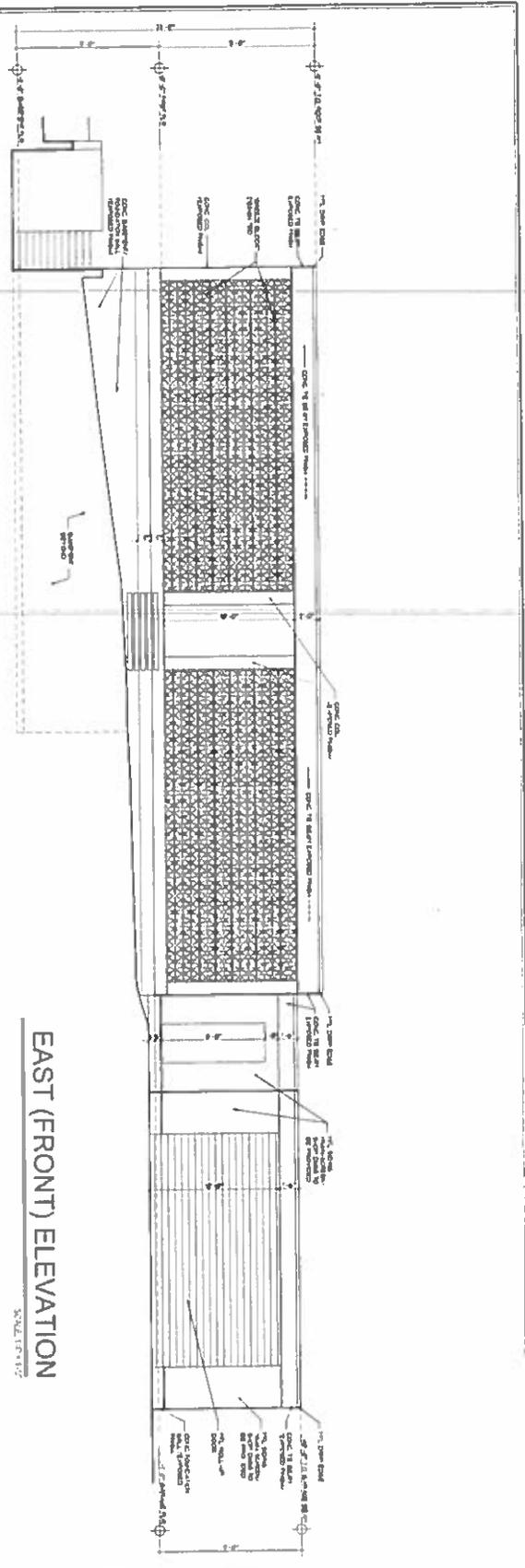
Applicant Name: MICHELLE ARMYBROOK

Applicant Address: 5104 BAYARD ST. PARK. PA. 15232

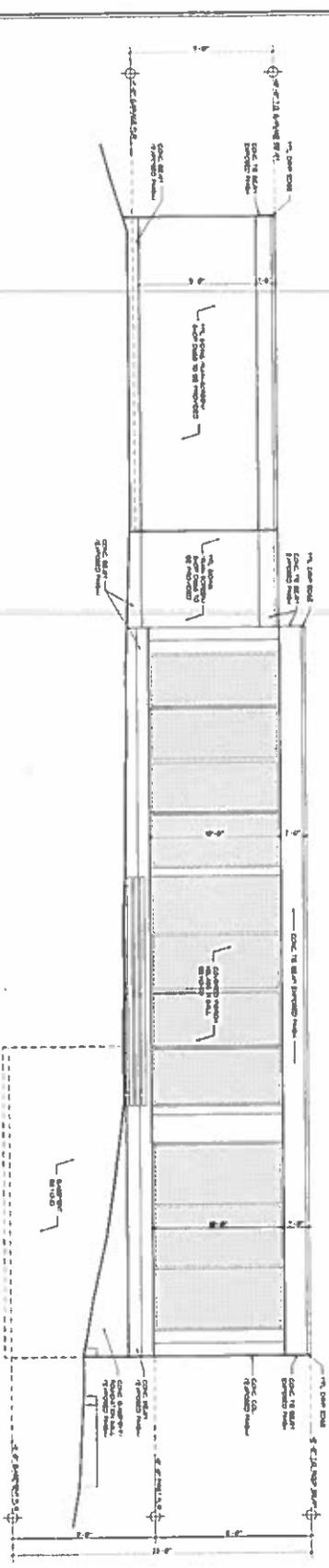
Applicant Contact (EMAIL): ARMYBROOK@VERIZON.NET (PHONE): 412.623.2705

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:  Date: 1.28.2020

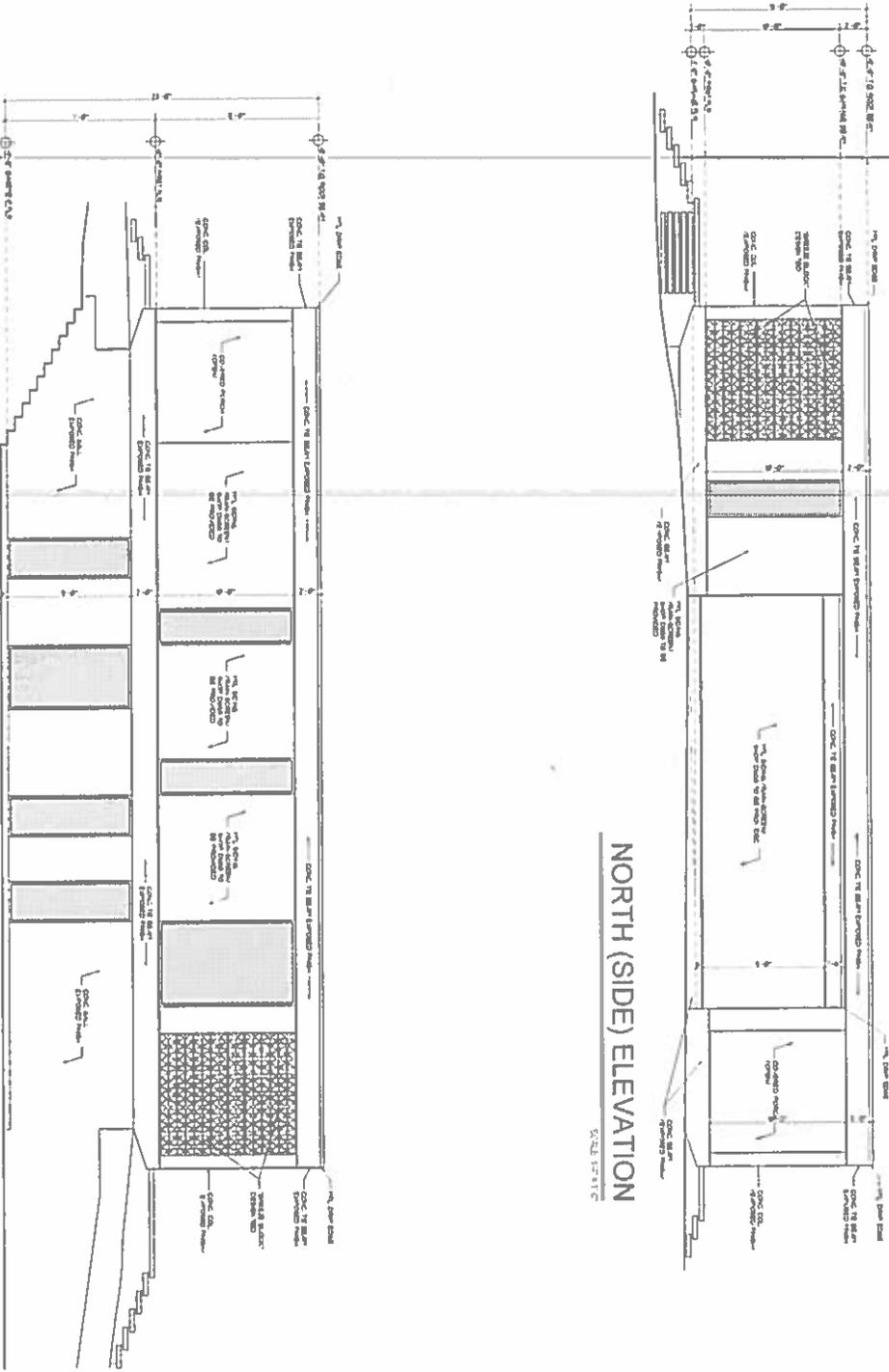


EAST (FRONT) ELEVATION
SCALE 1/4" = 1'-0"



WEST (REAR) ELEVATION
SCALE 1/4" = 1'-0"

<p>ARCHITECT OF RECORD MICHAEL GRAYBROOK ARCHITECT</p>	<p>1116 BARCLAY STREET PHOENIX, AZ 85014 PHONE: 415.817.8888 FAX: 415.817.8889 WWW.MGRAYBROOK.COM</p>	<p>DESIGN ARCHITECT: JACOB BRILLHART ARCHITECT, P.A.</p>	<p>PROJECT ARCHITECT: JACOB BRILLHART ARCHITECT, P.A.</p>	<p>ARCHITECT FOR RUDOLPH FAMILY 1440 WYOMING STREET, WYOMING, PA 19381</p>	<p>DATE: 08/20/13 DRAWING NO: 13-0001-01 SHEET NO: 13-0001-01</p>	<p>A-201</p>
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<p>ARCHITECT OF RECORD MICHAEL CHAYKOVSKY ARCHITECT</p> <p>1110 SOUTH GUYTON BIRMINGHAM, AL 35205 TEL: 205.975.1111 FAX: 205.975.1112</p>	<p>DESIGN ARCHITECT JACOB BRILLMAYR ARCHITECT P.A.</p> <p>8841 LINDSEY AVE. SUITE 100 13704 WOODBURN, TN 37191 TEL: 615.888.1100 FAX: 615.888.1100</p>	<p>1. THIS DRAWING IS THE PROPERTY OF RUDOLPH FAMILY ARCHITECTS P.A. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF RUDOLPH FAMILY ARCHITECTS P.A. IS STRICTLY PROHIBITED.</p> <p>2. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS RESULTING FROM THE USE OF THIS DRAWING.</p> <p>3. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS TO THE ARCHITECT.</p> <p>4. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT.</p>	<p>FOR RUDOLPH FAMILY ARCHITECTS P.A. RUDOLPH FAMILY ARCHITECTS P.A. 1440 WOODLARK STREET PITTSBURGH, PA 15217</p> <p>REGISTERED ARCHITECT STATE OF PENNSYLVANIA</p>	<p>A-202</p>
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GENERAL DATA

Project No.	100-101
Client	Rudolph Family
Site No.	100-101
Address	1400 Woodland Street, Philadelphia, PA 19102
City	Philadelphia, PA
County	Philadelphia
State	PA
Scale	1/8" = 1'-0"
Date	10/1/00
Drawn by	J. B. Smith
Checked by	M. J. Jones
Project Description	Proposed site plan for a 1.5 acre residential development consisting of 12 single-family detached homes.
Site Area	1.5 Acres
Lot Area	1.5 Acres
Lot Dimensions	150' x 100'
Lot Zoning	R-1
Proposed Zoning	R-1
Proposed Use	Single-Family Detached Homes
Proposed Density	12 Units/Acre
Proposed Coverage	30%
Proposed Height	35' Max
Proposed Setbacks	Front: 10', Side: 5', Rear: 10'
Proposed Parking	12 Spaces
Proposed Driveway	12' x 20'
Proposed Stairs	12' x 10'
Proposed Deck	12' x 10'
Proposed Pool	12' x 10'
Proposed Fencing	12' x 10'
Proposed Landscaping	12' x 10'
Proposed Utilities	12' x 10'
Proposed Erosion Control	12' x 10'
Proposed Stormwater Management	12' x 10'
Proposed Fire Protection	12' x 10'
Proposed Security	12' x 10'
Proposed Accessibility	12' x 10'
Proposed Other	12' x 10'

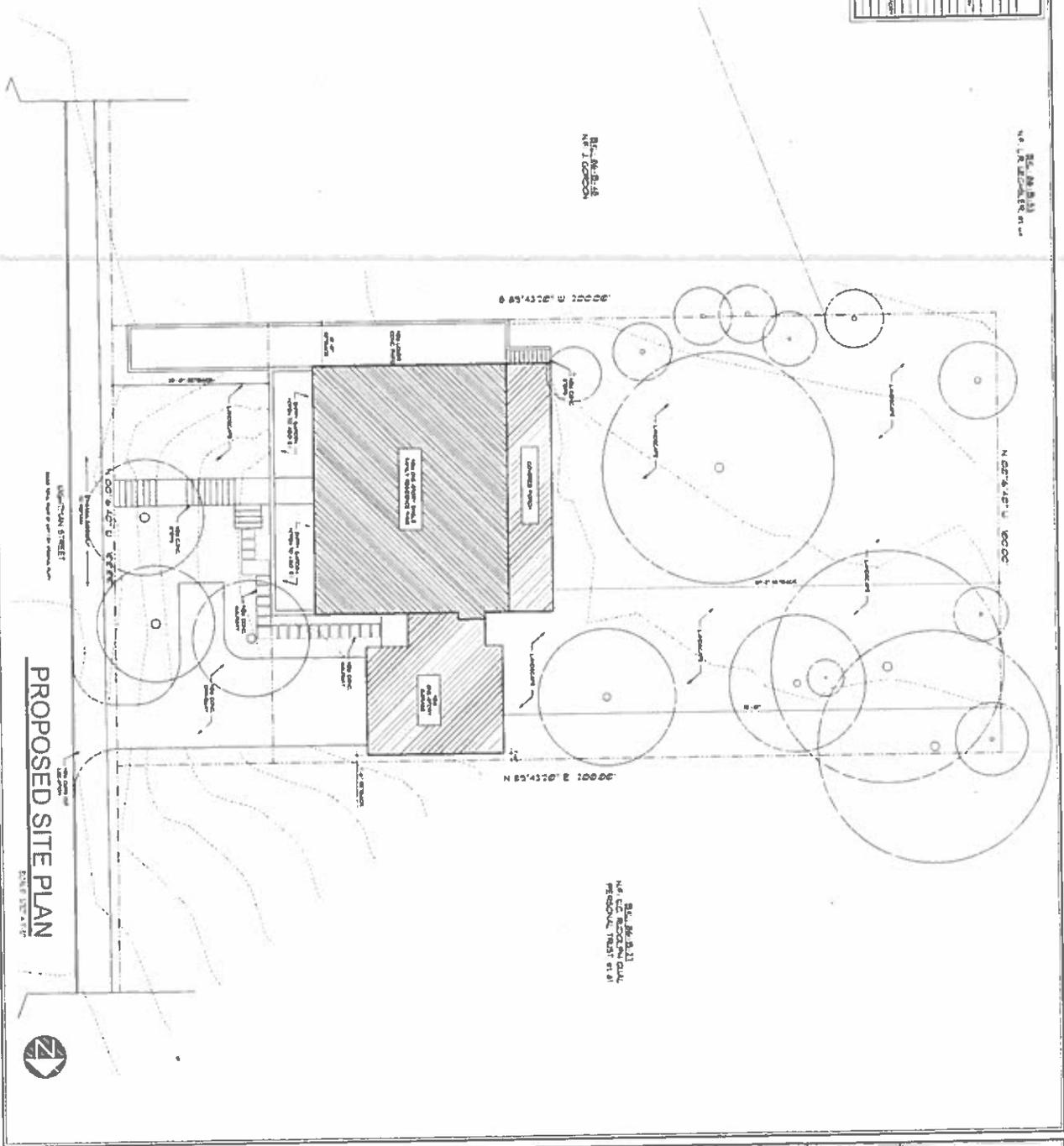
SCHEMATIC

1. Lot boundaries
2. Proposed building footprints
3. Proposed driveway
4. Proposed stairs
5. Proposed deck
6. Proposed pool
7. Proposed fencing
8. Proposed landscaping
9. Proposed utilities
10. Proposed erosion control
11. Proposed stormwater management
12. Proposed fire protection
13. Proposed security
14. Proposed accessibility
15. Proposed other

LOCATION SKETCH



NOTE: FOR ADDITIONAL SITE INFORMATION PLEASE SEE SITE PLAN.



PROPOSED SITE PLAN



A-101

<p>ARCHITECT OF RECORD MICHAEL GAYNEBROOK ARCHITECT</p>	<p>1400 WOODLAND STREET PHILADELPHIA, PA 19102 PHONE: 215 595 5500</p>	<p>DESIGN ARCHITECT JACOB BRILLIANT ARCHITECT, P.A.</p>	<p>1400 WOODLAND STREET PHILADELPHIA, PA 19102 PHONE: 215 595 5500</p>	<p>7. THIS ARCHITECTURE PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>
<p>DATE: 10/1/00</p>	<p>PROJECT NO: 100-101</p>	<p>CLIENT: RUDOLPH FAMILY</p>	<p>1400 WOODLAND STREET PHILADELPHIA, PA 19102</p>	<p>7. THIS ARCHITECTURE PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>

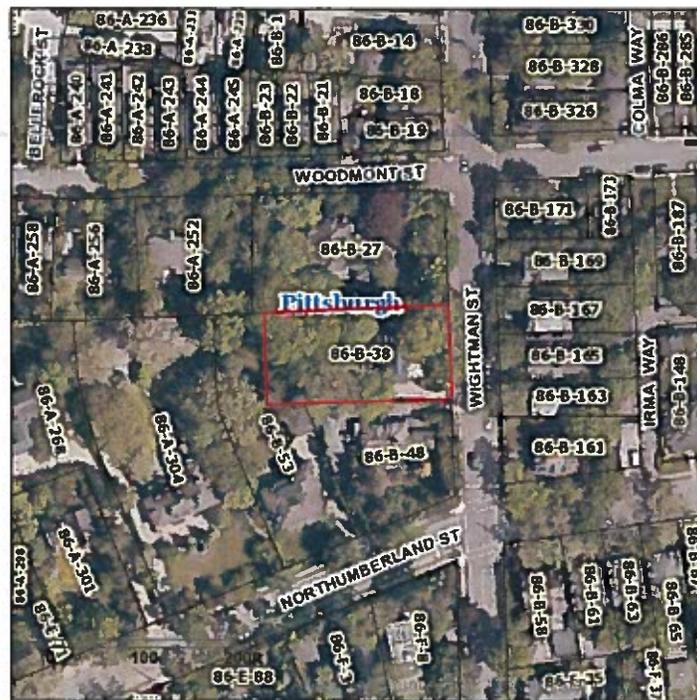
Parcel ID : 0086-B-00038-0000-00
Property Address : 1450 WIGHTMAN ST
PITTSBURGH, PA 15217

Municipality : 114 14th Ward - PITTSBURGH
Owner Name : RUDOLPH WILLIAM C & LINDA F (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.

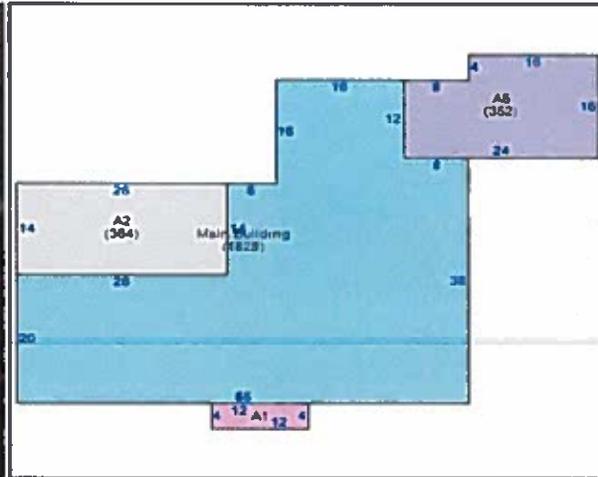
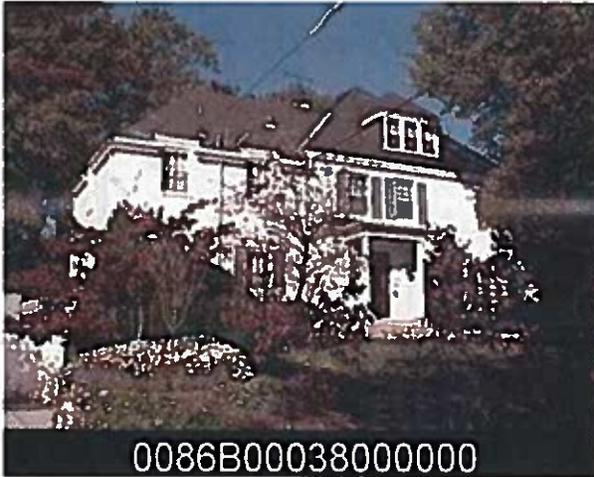
Print

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



Parcel ID : 0086-B-00038-0000-00
Property Address : 1450 WIGHTMAN ST
PITTSBURGH, PA 15217

Municipality : 114 14th Ward - PITTSBURGH
Owner Name : RUDOLPH WILLIAM C & LINDA F (W)



Main Building		1,828 Sq. Ft.
A1	Porch Frame - Open	48 Sq. Ft.
A2	Patio Concrete	364 Sq. Ft.
A5	Full Basement (conv main bldg) 1 story masonry	352 Sq. Ft.



March 12, 2020

79/20

COPY

Blaine Lucas
Babst Calland Clements & Zomnir
2 Gateway Ctr 8th Fl
Pittsburgh, PA 15222

NOTICE OF PUBLIC HEARING

The Zoning Board of Adjustment will hold a public hearing **on the first floor** of the John P. Robin Civic Building, 200 Ross Street, Pittsburgh, PA 15219, regarding:

Zone Case Number: 79/20	Ward: 14
Property Address: 1450 Wighman St	Zone: R1D-VL
Property Owner(s): Rudolph William C & Linda F	
Date & Time: Thursday, April 2, 2020 @ 9:50 AM	

The appellant has filed an appeal with the Board of Adjustment:

New construction of a one-story single-unit detached dwelling with basement and one-story two-car attached garage.
Requesting a relief from the Zoning Code's minimum front and interior side setback requirement.

Plans are on file in our office and may be examined Monday through Friday, 8:00 AM to 1:00 PM, **before April 1, 2020**. We are located on the third floor of the John P. Robin Civic Building. Letters or petitions are not accepted; therefore, your presence is required to present testimony.



May 21, 2020

79/20

COPY

Blaine Lucas
Babst Calland Clements & Zomnir
2 Gateway Ctr 8th Fl
Pittsburgh, PA 15222

NOTICE OF PUBLIC HEARING

The Zoning Board of Adjustment will hold a virtual public hearing regarding:

Zone Case Number: 79/20

Ward: 14

Property Address: 1450 Wightman St

Zone: R1D-L

Property Owner(s): Rudolph William C & Linda F

Date & Time: Thursday, June 11, 2020 @ 9:50 AM

The appellant has filed an appeal with the Board of Adjustment:

New construction of a one-story single-unit detached dwelling with basement and one-story two-car attached garage, and front parking pad on existing driveway.

Requesting a relief from the Zoning Code's minimum front and interior side setback requirement.

Plans are on file with the Department of City Planning and information about the application will be posted on pittsburghpa.gov/dcp/virtual-zba. Your attendance at the virtual public hearing is required to present testimony; Letters or written petitions are not accepted.

For instructions on how to attend the virtual public hearing or watch the live stream, visit pittsburghpa.gov/dcp/virtual-zba. A phone number will be posted on the website prior to the hearing which can be used to attend the hearing and provide testimony if internet access is not available. Contact zoningboard@pittsburghpa.gov for assistance.