



DCP-ZDR-2019-01944

A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE: 3/5/2020 updated 04/06/2020

3. SITE INFORMATION

Development Address: 4072 and 4068 Franklin Rd.

Parcel ID(s)/Lot-and-Block Number(s): 162-S-104-01

Project Description: DCP-ZDR-2019-01944, Cultural Service (General) and Community Center (General)

3. CONTACT INFORMATION

Applicant Contact (phone and email): Ben Tolman <bentolman1@yahoo.com>

B. ZBA HEARING INFORMATION

Zone Case # of 88 OF 2020
Date of Hearing: July 2, 2020 Time of Hearing: 9:00 a.m. Click here to enter text.

Zoning Designation: SINGLE UNIT DETACHED RESIDENTIAL LOW DENSITY (R1D-L)

Neighborhood: Perry North

Zoning Specialist: AK

C. ZBA REQUESTS

Type of Request **Variance** Code Section: 911.02, and 911.04.A.14 and 16

Description: Change of use within existing structure from School to Cultural Service (General) and Community Center (General).

Type of Request **Variance** Code Section: 914.02

Description: Reduction to required parking for use as Cultural Service (General) and Community Center (General).

Type of Request **Special Exception** Section: 916.04 B and C and 916.09

Description: Waiver of Residential Compatibility standards to allow parking closer than 15 FT and refuse closer than 30FT to any R-zoned property.

Parcel ID : 0162-S-00104-0000-01
Property Address : 4068 -4072 FRANKLIN RD
PITTSBURGH, PA 15214

Municipality : 126 26th Ward - PITTSBURGH
Owner Name : TOLMAN BENJAMIN A

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.

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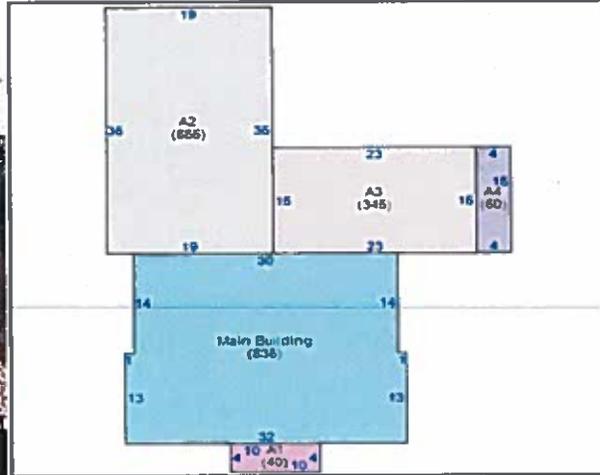
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 PITTSBURGH, PA 15214

Municipality : 126 26th Ward - PITTSBURGH
 Owner Name : TOLMAN BENJAMIN A

Previous Building

Building 1 of 2

Next Building



Main Building		836 Sq. Ft.
Main Building		836 Sq. Ft.
A1	Stoop Masonry	40 Sq. Ft.
A1	Stoop Masonry	40 Sq. Ft.
A2	Full Basement (conv main bldg) 1 story masonry Upper story masonry	665 Sq. Ft.
A2	Full Basement (conv main bldg) 1 story masonry Upper story masonry	665 Sq. Ft.
A3	Full Basement (conv main bldg) 1 story masonry Upper story masonry	345 Sq. Ft.
A3	Full Basement (conv main bldg) 1 story masonry Upper story masonry	345 Sq. Ft.
A4	Wood Deck	60 Sq. Ft.
A4	Wood Deck	60 Sq. Ft.



Accela # _____

A. PROJECT INFORMATION (REQUIRED FOR ALL PROJECTS)

1. APPLICATION IS: New application Amendment/Addition to existing application

2. SITE INFORMATION

Development Address: 4072 Franklin Rd. (and 4068 Franklin Rd.), Pittsburgh, PA 15214

Parcel ID(s)/Lot-and-Block Number(s): 162-S-104-0-01, 162-S-104-0-2

Total Lot Area: 0.54 AC

Project Cost: \$0.00 (no new construction)

Existing primary use of the site, if known: private school & rectory (closed in 2006)

Is the proposed use the same as the existing use? Yes No

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):
There will be no new construction. We are proposing to use the school as a museum & cultural center and the rectory as a private home. The museum & cultural center will focus on the arts. The public area is a single large room that is less than 5,500 sf. with a permanent art collection & temporary exhibitions. It will also be used as the cultural center and will have a community space, and be available for meetings, workshops and other cultural activities. We would use the space closed to the public for our administration, storage, and studio space.

3. ENVIRONMENTAL INFORMATION

Impervious Surface (SF) Existing: 23,522.4 SF Proposed: 23,522.4 SF

Total Area of Disturbance (SF): 0

(Disturbance is any activity involving grading, tilling, digging, filling, or stripping of vegetation or any other activity which causes land to be exposed to the danger of erosion.)

Publicly Funded project: Yes No

(Publicly Funded means any development funded in whole or in part by public monies of at least \$1,000,000, and that are in the form of any grant, loan that is forgiven or discounted below the market rate over the life of the loan, bond financing, infrastructure improvements related to a project, below-market sale or lease of property, or other form of financial assistance with an aggregate value over the life of all planned phases of development.)

Steep slopes (25% or greater) disturbance: Yes No Not sure

Will trees with a diameter of 12" or greater to be removed? Yes No Not sure

If Yes, what is the total diameter of all removed trees in this category? _____
(Diameter is measured 4' above grade)

B. ADDITIONAL INFORMATION (REQUIRED AS APPLICABLE)

1. PRIMARY BUILDING INFORMATION

Height (stories & feet) Existing: 3 stories, 32 FT Proposed: no change
 Residential Units Existing Number: 0 Proposed Number: no change
 Non-Residential Space Existing (SF): 21,744 SF Proposed Addition (SF): no change
 Total Building (all floors) Existing (SF): 21,744 SF Proposed (SF): no change

2. ACCESSORY STRUCTURE INFORMATION (if you need more space, use an additional sheet of paper)

Type	Existing			Proposed		
	Stories	Height (FT)	Total SF	Stories	Height (FT)	Total SF
Garage	1	13	26.2	no change		
House	2	20	4,050	no change		

3. PARKING INFORMATION

Standard car spaces Existing: 8 Proposed: no change
 Compact car spaces Existing: 0 Proposed: _____
 Accessible car spaces Existing: 0 Proposed: _____
 Bike parking spaces Existing: 0 Proposed: 2
 Off-Street Loading Existing: 1 Proposed: _____

C. CONTACT INFORMATION (REQUIRED FOR ALL PROJECTS)

Owner Name: Benjamin Tolman
 Owner Address: 4068 Franklin Rd., Pittsburgh, PA 15214
 Owner Contact (phone and email): 412-759-6561 bentolman1@yahoo.com

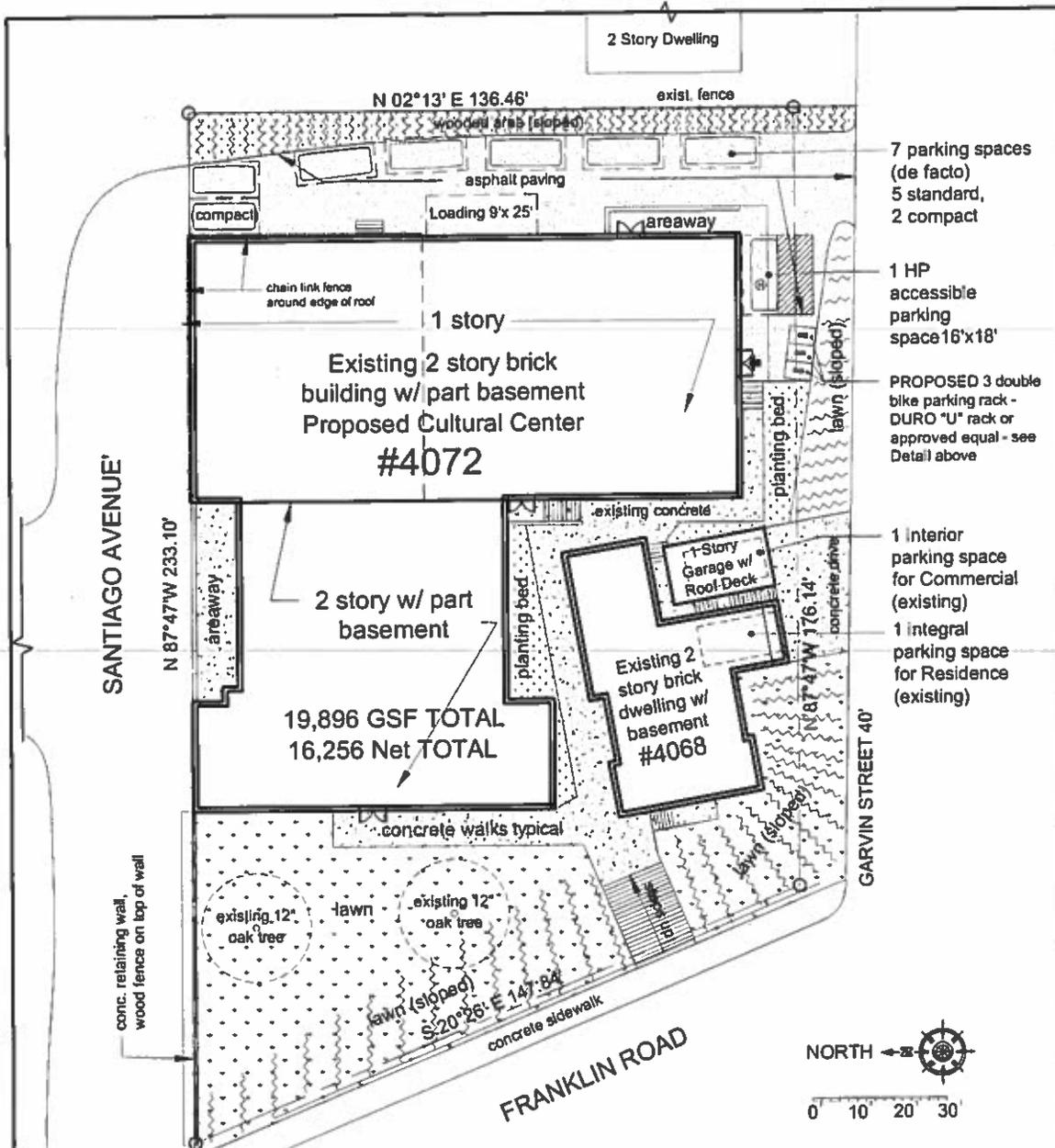
Is the owner also the applicant? Yes No

If No, complete applicant info below:

Applicant Name: _____
 Applicant Address: _____
 Applicant Contact (phone and email): _____

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: 06/06/2019



Parking Analysis

1" = 30'

10,239 Net (first floor educational)
 2,440 Net (Second Floor educational)
 12,679 Net classrooms @ 1/800 for educational (other) = 16
 2312 Offices (first 2400 exempt) - 0 spaces req'd for office occupancy
 TOTAL 16 spaces required
 30% reduction for bicycle parking spaces- 5 spaces = 11 spaces required.

LEGEND

-  Steep Slope Landscaped
-  Landscaped
-  Paved



Plot Plan of Property of
 Fiasco
 26th Ward City of Pittsburgh,
 Allegheny County PA
 PARCEL NOs. 162-S-104-0-01, 162-S-104-0-2
 4072 Franklin Road and 4068 Franklin Road

plan prepared for:
Benjamin Tolman, Owner 12-5-19

VAFarchitecture - Vincent A Finizio Architect vafarchitecture@aol.com **Plot-1**
 181 Goldsmith Rd Pgh Pa 15237 412-486-1682

Fiasco Studio (former Incarnation School)
Zoning project (ZDR) number: DCP-ZDR-2019-01944
Occupancy Narrative

Revised: February 24, 2020

4072 Franklin Rd. (and 4068 Franklin Rd.), Pittsburgh, PA 15214
Parcel ID #162-S-104

GENERAL DESCRIPTION of SITE

0.54 Acre Lot with 2 existing buildings
4069 Franklin Rd. - Existing 2 Story Dwelling w/ Basement and 2 integral parking spots (formerly used as Rectory for Incarnation Church)
4072 Franklin Rd. – Existing 2 story Building with partial Basement, 19,896 total s.f., (formerly Incarnation Academy Elementary School)

NARRATIVE

OVERVIEW: Essentially, we propose uses for each building which almost exactly parallel the most recent uses of the former Occupant.

- We propose to use the former school as a museum & cultural center.
- We propose to use the former rectory as a private residence, which is a permitted use.

We would like a Special exception to the requirements noted in the Preliminary Site Plan Review, to which this Narrative is appended.

GENERAL DESCRIPTION of BUILDING and USE : There will be no new construction at the Exterior. We propose certain accessibility and other upgrades at the interior, which do not affect the exterior. The existing doors facing Garvin St. are accessible and will serve as the accessible entrance. The museum & cultural center will focus on the arts. The public area (formerly the Gymnasium/Cafeteria/Auditorium) will house an art collection & temporary exhibitions. It will also be used as the cultural center and will have a community space, performance space, and be available for other cultural activities. This is analogous to the prior use, which included athletic events, school shows, assemblies, dances, etc. The rest of the building was used for classrooms and administrative offices, and we propose use in a manner that is accessory and subservient to the cultural center. These spaces will not be accessible to the public. They will be staff areas for storage, offices and workspaces. If these accessory spaces are too large, we propose to leave the school basement unoccupied until a further use can be established at a later date.