

2142 WIGHTMAN STREET MULTI-SUITE RESIDENTIAL (LIMITED)
CONDITIONAL USE APPLICATION REVIEW CRITERIA §922.06.E(1)

Response to general conditions of approval:

(a) That the development will not create detrimental visual impacts, such that the size and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets and open spaces and land use patterns;

Response:

The change in use from a duplex to multi-suite residential does not involve any exterior modifications except the addition of a six space bike rack in the rear yard area and the planting of a street tree meeting City specs in the front yard. There is no visible change that would affect the surrounding neighborhood.

(b) That the development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience of residential neighborhoods or of vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing zoning, existing land uses and proposed land uses in the area;

Response:

Residents of the multi-suite residential use will be students at the nearby Yeshivath Achei Tmimim of Pittsburgh school located at 2100 Wightman Street which is one half block way on the same street. Currently they reside with families within the neighborhood where they may need transportation to the school. The residents will walk to school. There will be a reduction in transportation demand.

(c) That the development will not create detrimental transportation impacts, such that the proposed development will result in traffic volumes or circulation patterns that exceed the capacity of streets and intersections likely to be used by traffic to and from the proposed development;

Response:

See Response to (b) above. The residents, most of whom are under age 16, are not allowed to have automobiles.

(d) That the development will not create detrimental operational impacts, including potential impacts of hours of operation, management of traffic,

servicing and loading operations, and any on-site operations associated with the ongoing functions of the use on the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;

Response:

The residents will be supervised by full time staff in the facility. They take all their meals at the school which is one half block away on Wightman Street. There are no deliveries to the property that are different in scale or character from deliveries to the existing duplex. The residents are early to bed and early to rise as part of their school program.

(e) That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development, or functions within the proposed site which would otherwise affect the health or safety of others as a direct result of the operation of the proposed use;

Response:

The operation of the multi-suite residential (limited) use will be the same as a single family home. There are no emissions, noises or vibrations different from those generated by a single family home use.

(f) That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development; and

Response:

The operation of the multi-suite residential (limited) use will not be discernable from the street. There will be no signage or any other physical improvement that would affect any future development on any other parcel within the vicinity.

(g) That the development will not create detrimental impacts on property values.

Response:

The operation of the multi-suite residential (limited) use will be the same as the current duplex. There will be no impact that could affect property values in the area. The use will be operated in conjunction with the school which has existed harmoniously in the community for seventy eight years.