



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

Application for an Encroachment on City Dedicated Right-Of-Way

Date 2/3/2020

Applicant Name Adam Longshore

Property Owner's Name (if different from Applicant) Doug Bernstein - as of 2/5/2020

Address 6929 Standish Street Pittsburgh PA 15206

Phone Number: 412-979-7113 Alternate Phone Number: _____

Location of Proposed Encroachment: 4837 Blackberry Way Pittsburgh PA 15201

Ward: 9th Council District: 7 Lot and Block 0080-G-00066-0000-00

What is the properties zoning district code? R1A-VH (zoning office 255-2241)

Is the existing right-of-way, a street or a sidewalk? sidewalk

Width of Existing Right-of-Way (sidewalk or street): 4' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 418' (Before encroachment)

Width of Proposed Encroachment: 2'

Length of Proposed Encroachment: 22'

Reason for application: Proposed new construction house is designed with a 2' overhang to accommodate enough length for stair landings on the upper floors of the home.

0' setback for the front of the home already approved. Seeking the approval for the 2' overhang into the right away for the upper floors.

*****PLEASE ATTACH ALL ADDITIONAL INFORMATION*****



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APPLICANT CHECKLIST

- Letter to the Director
- Property Owners' Certificate of Insurance – listing the City of Pittsburgh as an additional insured
- Profile picture or drawing with dimensions of the proposed structure to be placed on the site of the encroached property (No Larger than 8" X 11")
- Copy of the specifications (No Larger than 8" X 11")
- Copy of a survey or plot plan of the property
- Documentation from utility companies stating approval/easement/agreement
- Application Fee \$150 made payable to Treasurer City of Pittsburgh

REMEMBER TO ATTACH ALL REQUIRED INFORMATION. (*Letter to the Director, Property Owner Insurance forms-listing the City of Pittsburgh as an additional insured, maps, specs, drawings, utility documentation, a check for \$150.00*)

For Office Use:

Check for \$150.00 Check # _____ Received Plot Plan or Survey _____

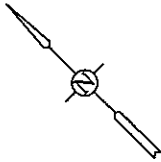
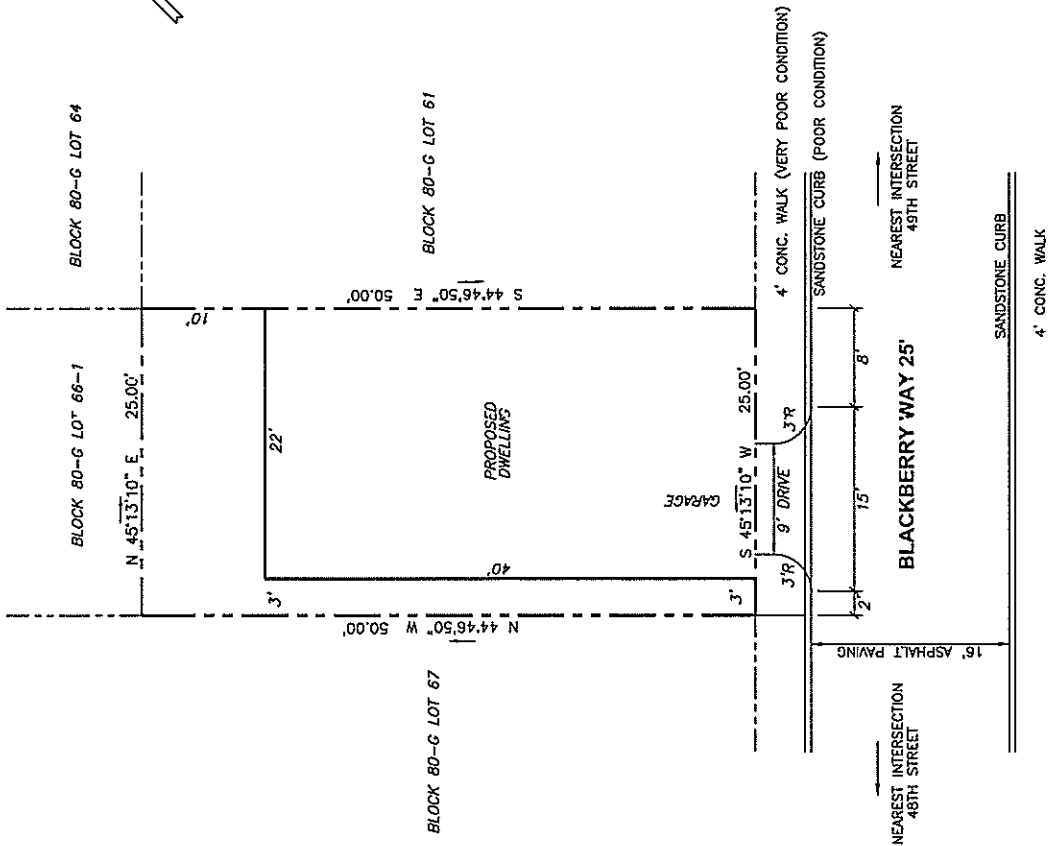
Received Required Insurance _____ Received detailed map of proposed encroachment _____

Received Utility Letters _____

Received drawing or picture of completed project _____

Received picture of proposed encroached property _____

All tax information in compliance _____ delinquent _____



PROPERTY INFORMATION
 4837 BLACKBERRY WAY
 PITTSBURGH, PA 15201
 BEING PART LOT 15
 GEORGE A. BAYARD'S PLAN
 P.B.V. 73 PG 495
 BLOCK 80-G LOT 66
 DBV 10610 PG 9
 1,250 S.F.

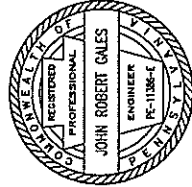
DEVELOPER
 GML CONSTRUCTION
 BRENT FOSDICK

e-mail: gmlconstruction1@gmail.com

R1A-VH ONE-FAMILY RESIDENCE, VERY HIGH DENSITY
 MINIMUM LOT SIZE 1,200 SF
 MINIMUM LOT PER UNIT 400 SF
 MINIMUM FRONT SETBACK 5'
 MINIMUM REAR SETBACK 15'
 MINIMUM EXTERIOR SIDEYARD SETBACK 5'
 MINIMUM INTERIOR SIDEYARD SETBACK 5'
 MAXIMUM HEIGHT 40' (NO TC EXCEED 3 STORIES)
 CONTEXTUAL FRONT SETBACK 5'
 CONTEXTUAL SIDEYARD SETBACK 2'

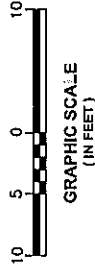
SITE PLAN

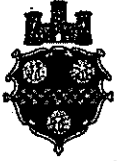
SITUATE IN
 CITY OF PITTSBURGH - 9TH WARD
 ALLEGHENY COUNTY, PA
 MADE FOR



GML CONSTRUCTION

SCALE: 1"=10' DATE: OCTOBER 8, 2019
 PREPARED BY:
 J.R. GALES & ASSOCIATES, INC.
 2704 Brownsville Road
 Pittsburgh, Pennsylvania 15227
 Phone: 412-885-8885 Fax: 412-885-1320





ZONING BOARD OF ADJUSTMENT

Date of Hearing: December 12, 2019
Date of Decision: January 23, 2020

Zone Case: 252 of 2019
Address: 4837 Blackberry Way
Lot & Block: 80-G-66
Zoning Districts: R1A-VH
Ward: 9
Neighborhood: Central Lawrenceville

Owner: Longshore RE LLC
Applicant: John Edward Porter

Request: Construction of new single-family dwelling

Variance	903.03.E.2	Minimum 5 ft. front setback required; and 0 ft. requested Minimum 15 ft. rear setback required; and 10 ft. requested
Variance	925.06.C	Minimum 3 ft. interior side setback required; and 0 ft. requested

Appearances:

Applicant: John-Edward Porter, Adam Longshore
Observing: Brent Fosdick

Findings of Fact:

1. The Subject Property is located at 4837 Blackberry Way in an R1A-VH (Residential Single-Unit Attached, Very High Density) District in Central Lawrenceville.
2. The 25' by 50' (1,250 sf) Subject Property is currently vacant.
3. The property is proximate to a commercial area on Butler Street.
4. The Applicant proposes to construct a three-story, single-family dwelling on the property, with a rooftop deck and an integral garage.
5. As proposed, the house would be set back 0' from the front property line on Blackberry Way; 10' from the rear property line; and 0' from the interior side property line which is shared with the rear

property lines for the parcels at 190 and 192 49th Street. The required 3' setback from the interior side property line shared with the property line 4840 Hatfield Street would be provided.

6. Other structures in the immediate vicinity of the Subject Property extend to the front property line on Blackberry Way,

7. A 1945 Sanborne Fire Insurance Map depicts two attached houses on the Subject Property. Those buildings appear to have extended to the front and both side property lines.

8. No parties appeared at the hearing to oppose the Applicant's request.

Conclusions of Law:

1. The Applicant seeks variances from Sections 903.03.E.2 and 925.06.C, the Code's front, side and rear setback requirements.

2. The proposed house would be consistent with the context of the surrounding neighborhood and the historic site conditions, the Board concludes that the proposed development will not cause significant impacts.

3. Consistent with the evidence and testimony presented and the applicable legal standards governing dimensional variances, the Board concludes that approval of the requested variance is appropriate.

Decision: The Applicant's request for variances from Code Sections 903.03.E.2 and 925.06.C is hereby APPROVED.



Alice B. Mittinger, Chair



LaShawn Burton-Faulk



John J. Richardson

Key Value	Keynote Legend	Keynote Text
1.01	3" Pre-fab, above gutter w/ 2x5 d.s. - connect to storm water system.	
1.02	Electric meter/transfer, stainless steel finish, Florida Power and Water supply line for fire	
1.03	Electric meter/transfer, stainless steel finish, stainless steel finish.	
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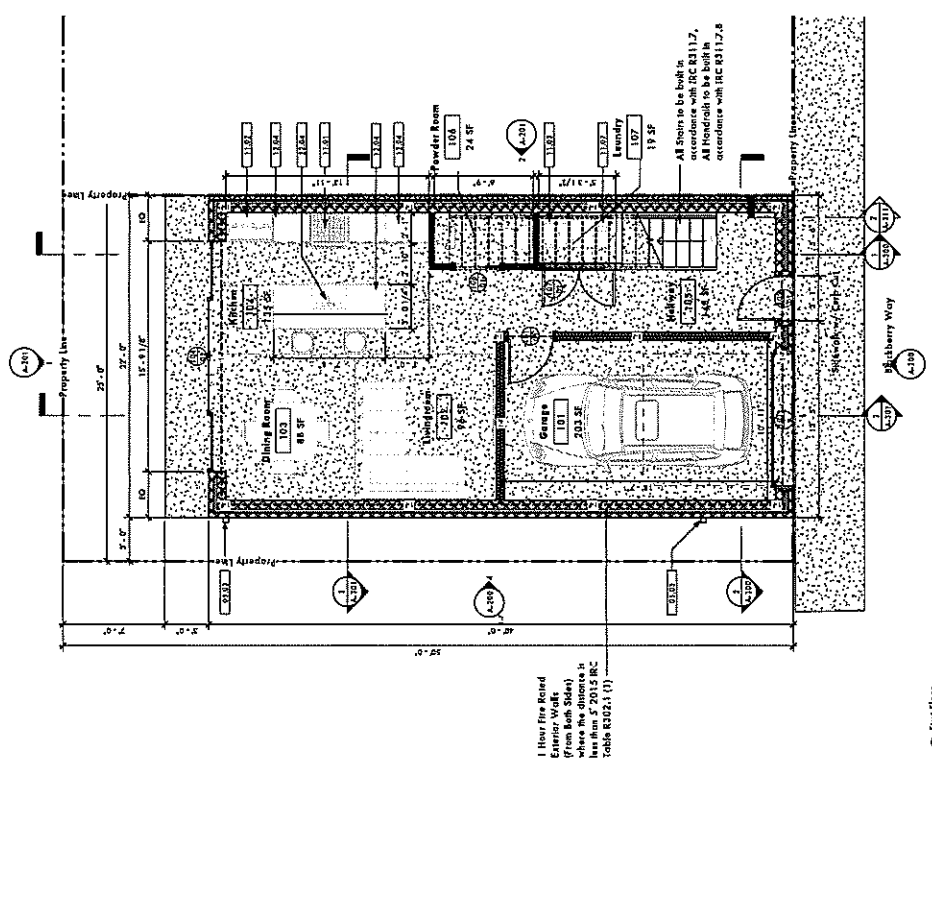
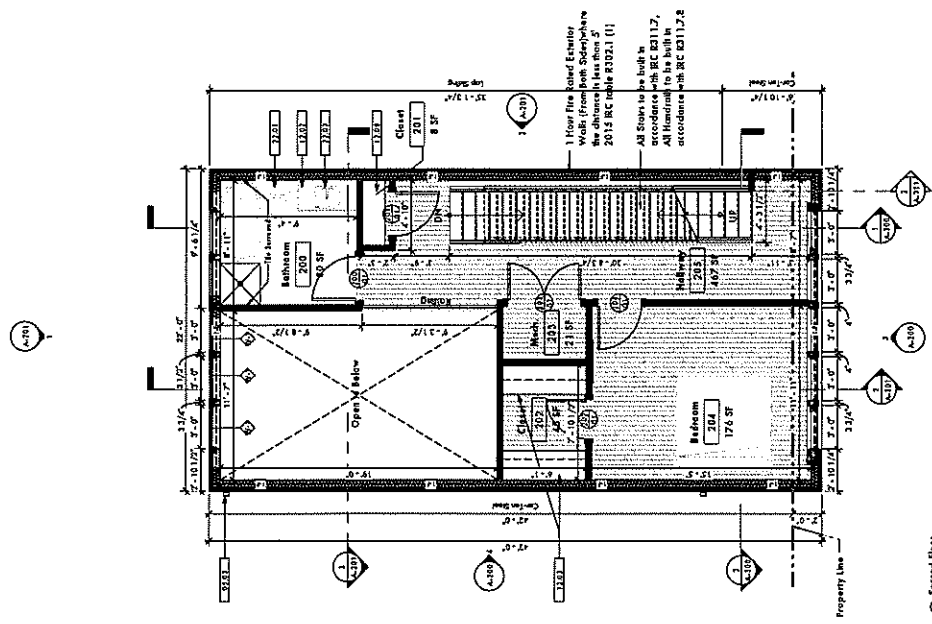
Fire-Rated Walls, IRC 201.3:
 Fire-rated walls shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from opening into building. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

M1922.4.1 Material and size: Exhaust ducts shall have a smooth interior finish and be constructed of metal having a minimum thickness of 0.0157 inches (0.3950 mm) (No. 26 gage). The duct shall be 4 inches (102 mm) nominal diameter.

M1922.4.2 Duct installation: Exhaust ducts shall be supported at intervals not to exceed 12 feet (3658 mm) and shall be supported in a manner that does not restrict the duct's ability to expand and contract. The direction of airflow. Exhaust ducts shall be secured in accordance with Section M1901.4.1 and shall be mechanically fastened. Duct shall not be joined with sleeves or similar fasteners that provide more than 1/2 inch (12.7 mm) into the joints of the duct.

Egress Window Rules, IRC 201.3:
 Egress windows shall be operational from the inside of the room without the use of keys, tools or special knowledge.
 2. Emergency and escape route openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 20 inches.
 3. Where a window is provided in the room and the window opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor.

Egress Stairs Rules, IRC 201.3:
 Egress stairs shall be not less than 18 inches (457 mm) in clear width at all points above the 41/2 inches (114 mm) on either side of the stairway and the clear width of the stairway and below the handrail height, including nosing and landing, shall be not less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides.





DESMONE ARCHITECTS

WEST PITTSBURGH
ONE DOUGLASS STREET
3400 LITTLE STREET
SUITE 7
MCDONOUGH TOWN
PITTSBURGH, PA 15201
WEST VIRGINIA, 26365
PHONE: 724.789.8900
FAX: 724.632.2500
www.d-desmone.com

Design Development For
Blackberry Way Residence
49th and Blackberry Way, Pittsburgh, PA 15201

Scale:

Not for Construction



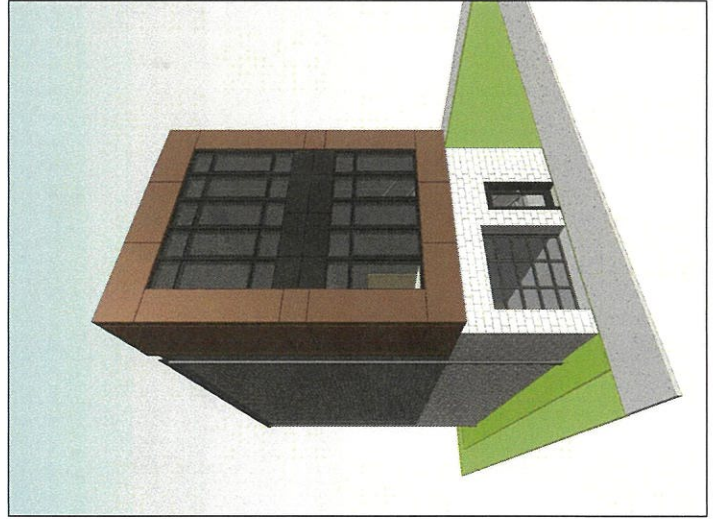
Date:
12.14.2019
Project Number:
4444
Owner / Client:
Adam Longshore

Drawing Title:

Perspectives

Scale:
Drawing Number:
A-900

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NOTE: Perspectives For Reference Only, Refer to Details



DESMONE ARCHITECTS

DESIGN PARTNERS
1408 BRIDLE STREET
PHILADELPHIA, PA 19102
TEL: 215.414.3100
FAX: 215.414.3101
WWW.DESMONEARCHITECTS.COM

Design Development For
Blackberry Way Residence
4th and Blackberry Way, Philadelphia, PA 19201

Steel

Not for Construction

Revisions
1
2
3
4
5

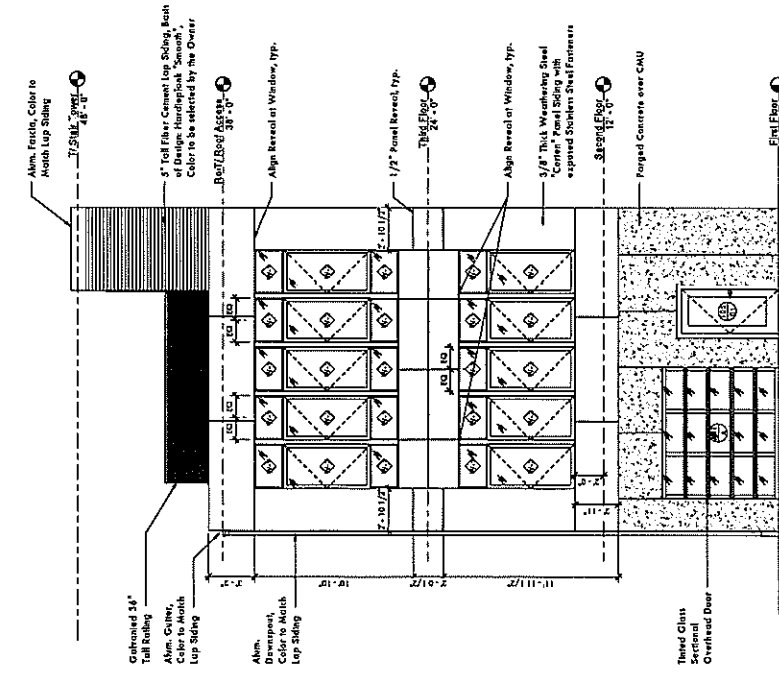
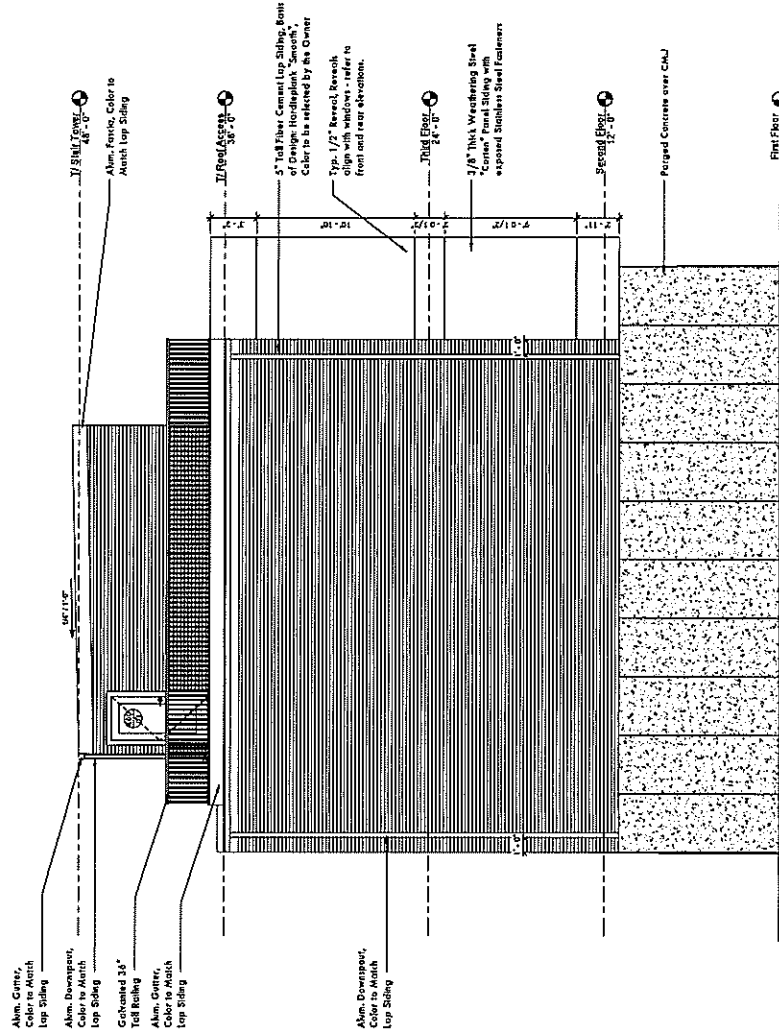
Date: 12.14.2019
Project Number: 4844
Owner / Client: Adam Longshore

Drawing Title:
Exterior Elevations

Scale: 1/4" = 1'-0"
Drawing Number:

A-200

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① Wall Reread (See) 1/4" = 1'-0"

② Glass Reread (See) 1/4" = 1'-0"



DESMONE ARCHITECTS

DESIGN OFFICE
1466 NORTH STREET
PHILADELPHIA, PA 19102
TEL: 215-595-7888
WWW.DESMONEARCHITECTS.COM

ADMINISTRATIVE OFFICE
1466 NORTH STREET
PHILADELPHIA, PA 19102
TEL: 215-595-7888
WWW.DESMONEARCHITECTS.COM

Blackberry Way Residence

Design Development For

4th and Blackberry Way, Pittsburgh, PA 15201

Seal

Not for Construction

Revisions:

 1
 2
 3
 4

Date: 12/14/2019

Project Number: 4844

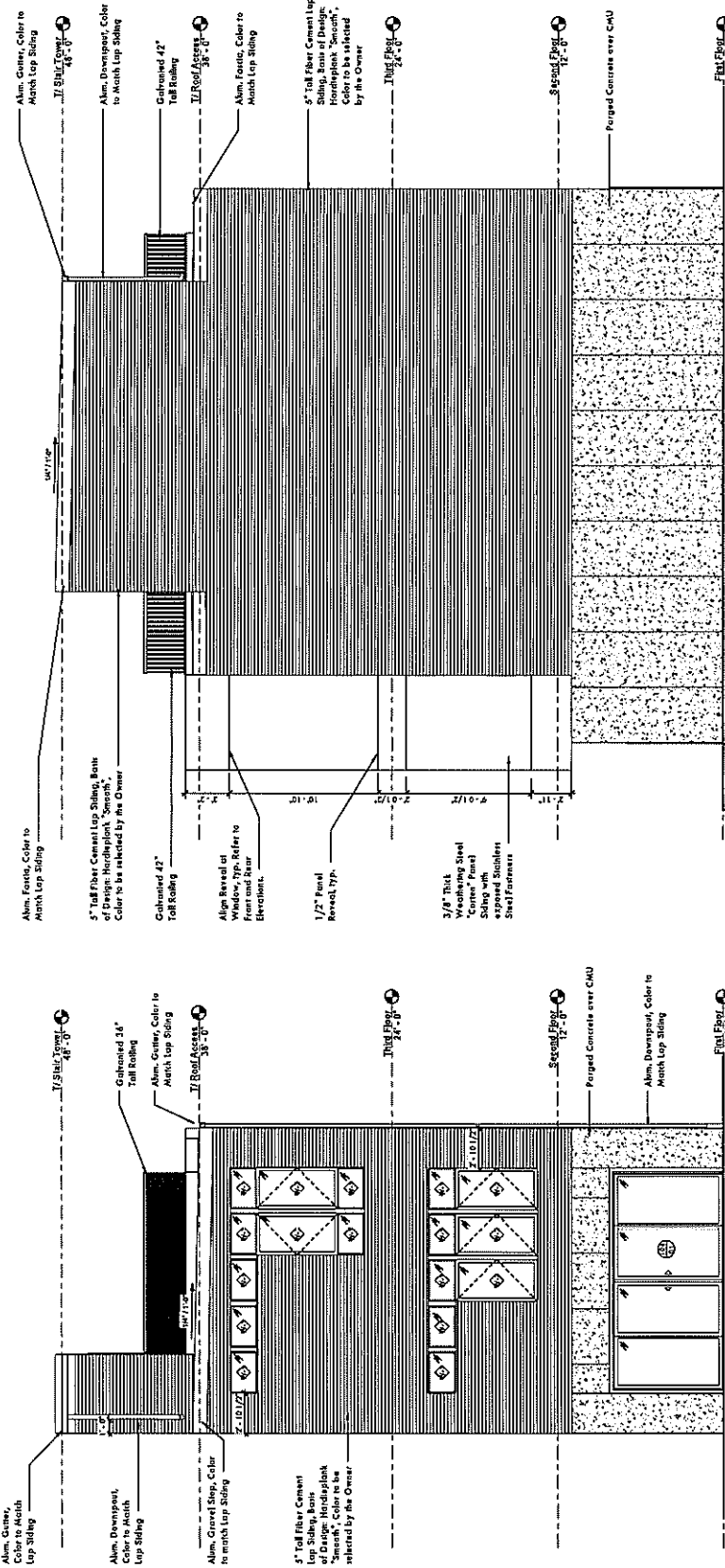
Owner / Client: Adam Longphere

Drawing Title: Exterior Elevations

Scale: 1/4" = 1'-0"
Drawing Number:

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③ East Elevation (S&R)
1/4" = 1'-0"

① North Elevation (R&R)
1/4" = 1'-0"