



CITY OF PITTSBURGH  
DEPARTMENT OF MOBILITY & INFRASTRUCTURE  
CITY-COUNTY BUILDING

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

Date: September 06, 2022

Applicant Name: Brian E. Kaminski, Indovina Associates Architects

Property Owner's Name (if different from Applicant): Penn 23 LLC HOA Association  
c/o Spring Way Center LLC, Contact Francois Bitz

Address: 2310 Penn Avenue

Phone Number: Owner: 412-913-1244 Alternate Phone Number: Brian Kaminski: 412-418-3317

Location of Proposed Encroachment: 2330 Penn Ave @ Southwest Corner of Penn Ave & 24th St.

Ward: 2nd Council District: 7 Lot and Block: 25-N-270

What is the properties zoning district code: At original zoning application UI  
Presently RIV-IMU (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- 2021 - 11355

Is the existing right-of-way, a street or a sidewalk? ROW includes street & sidewalks,  
encroachment is in sidewalk

Width of Existing Right-of-Way (sidewalk or street): 60.07' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 90.11' (Before encroachment)

Width of Proposed Encroachment: 10'-0 5/8"

Length of Proposed Encroachment: 8'-0"

Number of feet the proposed object will encroach into the ROW: 10'-0 5/8"

Description of encroachment: 28" to 30" deep vault with removable concrete lid

Reason for application:

Floor to transformer room is approximately 3'-4" below adjacent sidewalk. Top of door to transformer room is 6'-8" above sidewalk and cannot be raised. Transformer is 93" tall. To accommodate getting transformer in & out of the room a vault is proposed that will provide 101" of headroom when open.



3185 Penn Avenue  
Pittsburgh, PA 15201  
p 412 363 3800  
f 412 248 4185  
[www.indovina.net](http://www.indovina.net)

August 30, 2022

Ms. Kimberly Lucas  
Director, Department of Mobility and Infrastructure  
414 Grant Street, Floor 1  
City and County Building  
Pittsburgh, Pa. 15219

Dear Ms. Lucas,

I am writing you concerning the condominium project at 2330 Penn Avenue that we are the architect of record for.

We are seeking an encroachment permit to install a shallow concrete covered vault in the Penn Avenue sidewalk.

The transformer room for the project is located near the southwest corner of Penn and 24<sup>th</sup>. The door does not provide enough head room for the transformer to pass into the room. The upper parking deck does not allow the installation of a taller door. We are proposing a shallow vault that will drop the threshold of the door when the transformer is being placed and if it ever needs to be replaced. The vault will rarely be opened.

Because the project is presently under construction and slated to open in the first quarter of 2023 we are asking for an expedited review and approval. The general contractor contacted One Call and all utilities in the area were marked. The vault would not impact any existing utilities. We trust you will concur.

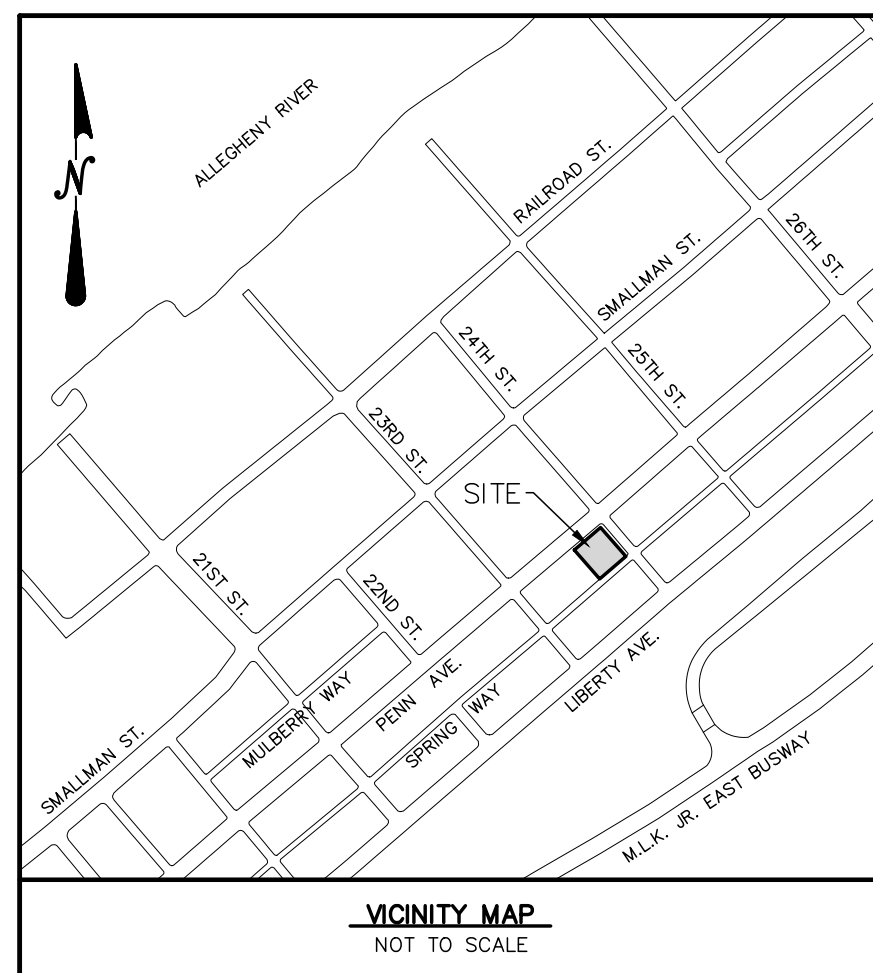
Please let me know if you have any questions or if I can provide any information other than what I have already uploaded to OneStopPGH.

Regards,

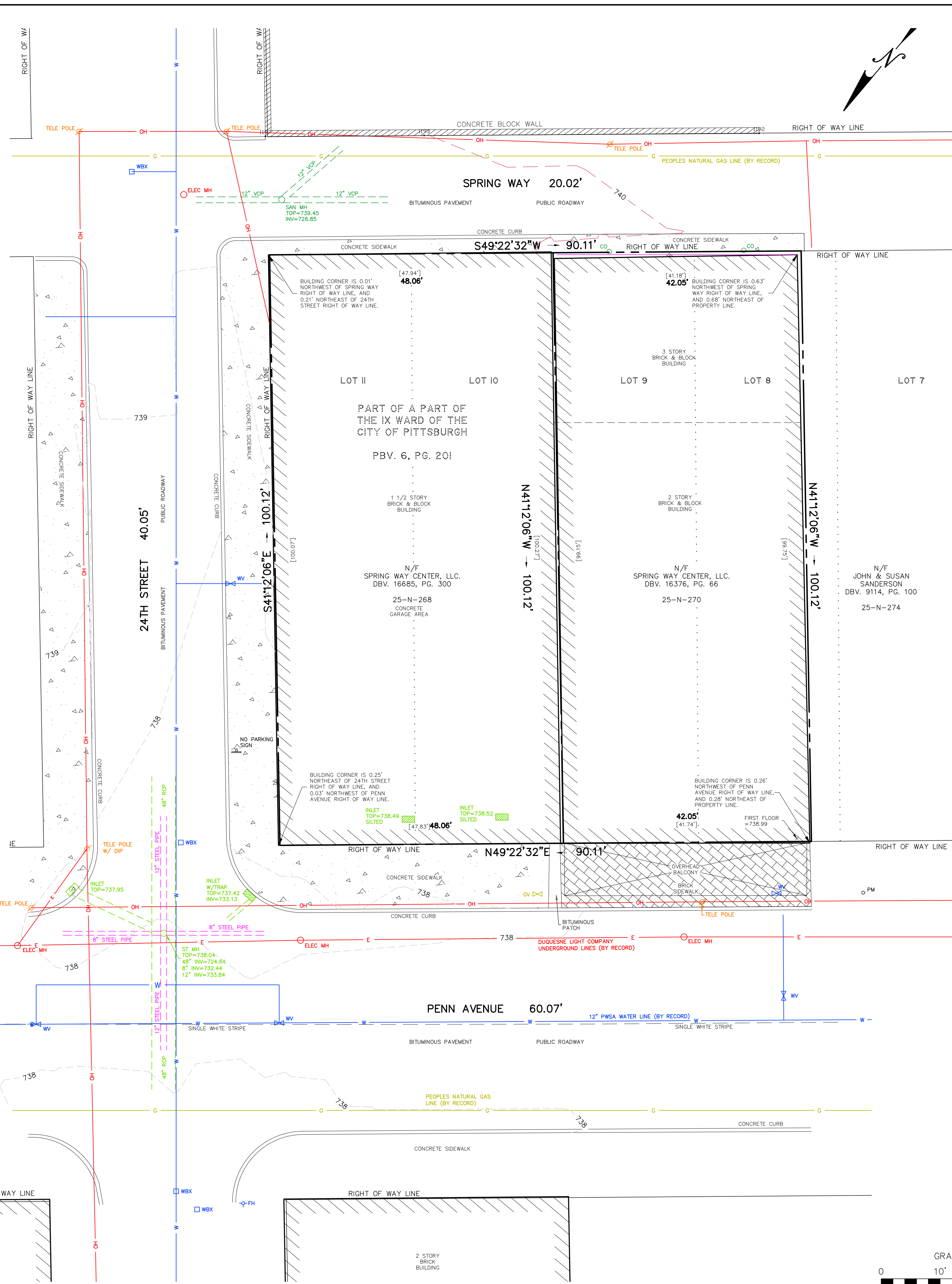
A handwritten signature in blue ink that reads "Brian E. Kaminski".

Brian E. Kaminski, A.I.A.  
Indovina Associates Architects  
3185 Penn Avenue  
Pittsburgh, PA 15201  
office 412.363.3800  
direct 412.745.4241  
email [bek@indovina.net](mailto:bek@indovina.net)

**Indovina Associates Architects, LLC**  
Robert A. Indovina AIA  
Ryan D. Indovina RA LEED AP  
Brian E. Kaminski AIA LEED AP  
Martin A. Busser AIA  
Luna E. Fruensgaard MAA, LEED GA



VICINITY MAP  
NOT TO SCALE



**NOTES**

1. MEASUREMENT FROM DEEDS AND PLANS WERE ADJUSTED FROM PITTSBURGH MEASURE TO U.S. STANDARD MEASURE.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY IS SUBJECT TO ALL RESTRICTIONS NOTED IN RECORDED DEEDS AND OR RECORDED PLANS.
3. UNLESS THIS PLAN CONTAINS THE ORIGINAL SEAL OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION IT IS NOT AN AUTHORIZED COPY. THIS PLAN SHALL NOT BE REPRODUCED, TRANSMITTED, OR COPIED WITHOUT WRITTEN CONSENT OF THE SURVEYOR.
4. THE SURVEY WAS CONDUCTED USING NORTH AMERICA DATUM 1983 (NAD 83) PENNSYLVANIA SOUTH COORDINATE SYSTEM FOR HORIZONTAL CONTROL AND NORTH AMERICA VERTICAL DATUM (NAVD 88) FOR VERTICAL CONTROL.
5. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE SHOWN BY PLANS RECEIVED FROM THE UTILITY COMPANIES AND FIELD LOCATIONS. MORRIS KNOWLES & ASSOCIATES INC. DOES NOT INSURE THAT LOCATIONS ARE CORRECT AND HAVE SHOWN THE UTILITIES FROM THE INFORMATION PROVIDED TO US.

**UTILITIES**

- |  |  |
|--|--|
| <p>COMPANY: PEOPLES GAS COMPANY LLC<br/>ADDRESS: 375 NORTH SHORE DR., SUITE 400, PITTSBURGH, PA. 15212<br/>CONTACT: DON ZOMBKEK<br/>EMAIL: don.zombkek@peoples-gas.com</p> <p>COMPANY: VERIZON PENNSYLVANIA, LLC.<br/>ADDRESS: 15 E. MONTGOMERY AVE., PITTSBURGH, PA. 15212<br/>CONTACT: OFFICE PERSONNEL</p> <p>COMPANY: PITTSBURGH WATER &amp; SEWER AUTHORITY<br/>ADDRESS: 1200 PENN AVENUE, PITTSBURGH, PA. 15222<br/>CONTACT: RICK OBERMEIER<br/>EMAIL: robermeier@pgh2o.com</p> <p>COMPANY: PITTSBURGH CITY DEPT OF PUBLIC WORKS<br/>ADDRESS: 611 SECOND AVE., PITTSBURGH, PA. 15219<br/>CONTACT: OFFICE PERSONNEL</p> <p>COMPANY: DUQUESNE LIGHT COMPANY<br/>ADDRESS: 2845 NEW BEAVER AVE., PITTSBURGH, PA. 15233<br/>CONTACT: JOHN ANDZELIK<br/>EMAIL: jandzelik@duqlight.com</p> <p>COMPANY: DOE COMMUNICATIONS, LLC.<br/>ADDRESS: 424 S. 27TH ST., SUITE 220, PITTSBURGH, PA. 15203<br/>CONTACT: SHAWN BLANNER<br/>EMAIL: sblanner@dqe.com</p> | <p>COMPANY: COMCAST CABLEVISION<br/>ADDRESS: 1530 CHARTERS AVE., PITTSBURGH, PA. 15204<br/>CONTACT: JOSEPH BECHTOLD<br/>EMAIL: joseph_bechtold@cable.comcast.com</p> <p>COMPANY: RIVERBEND FOODS, LLC.<br/>ADDRESS: 1080 RIVER AVE., PITTSBURGH, PA. 15212<br/>CONTACT: DONALD STEWART<br/>EMAIL: don.stewart@riverbendfoods.com</p> <p>COMPANY: LEVEL 3 COMMUNICATIONS, LLC.<br/>ADDRESS: 1025 ELDORADO BLVD. BLDG. BROOMFIELD, CO. 80021<br/>CONTACT: LEVEL 3 OPERATOR PERSONNEL<br/>EMAIL: relo@level3.com</p> <p>COMPANY: VERIZON BUSINESS FORMERLY MCI<br/>ADDRESS: 400 INTERNATIONAL PARKWAY, RICHARDSON, TX. 75081<br/>CONTACT: DEAN BOYERS<br/>EMAIL: investigations@verizon.com</p> <p>COMPANY: PACT STANWIX PLANT<br/>ADDRESS: 429 FOURTH STREET, SUITE 806, LAW &amp; FINANCE BLDG., PITTSBURGH, PA. 15222<br/>CONTACT: JEROME GRIGER<br/>EMAIL: jerome.griger@pactthermal.com</p> <p>COMPANY: CENTURYLINK FORMERLY EMBARQ<br/>ADDRESS: 700 W. MINERAL AVE., GRID NO. U700-D27.34</p> |
|--|--|

**LEGEND**

- |                                |                                 |
|--------------------------------|---------------------------------|
| SAN - SANITARY                 | OH - OVERHEAD WIRES             |
| ST - STORM                     | G - GAS LINE                    |
| MH - MANHOLE                   | - - - - - EXISTING CONTOURS     |
| TOP - TOP OF CASTING           | - - - - - EXISTING INLET        |
| INV - INVERT / FLOW LINE       | - - - - - EXISTING MANHOLE      |
| WV - WATER VALVE               | ○ - EXISTING SEWER              |
| GV - GAS VALVE                 | =====<br>E J - BUILDING MEASURE |
| FH - FIRE HYDRANT              | □ - CONCRETE AREA               |
| CO - CLEAN OUT                 | ■ - BRICK AREA                  |
| PM - PARKING METER             |                                 |
| VCP - VITRIFIED CLAY PIPE      |                                 |
| RCP - REINFORCED CONCRETE PIPE |                                 |
| WBX - WATER BOX                |                                 |
| ELEC - ELECTRIC                |                                 |
| TELE - TELEPHONE               |                                 |

TOTAL PLAN AREA = 9,021 SQ. FEET OR 0.207 ACRES

**Morris Knowles & Associates, Inc.**  
Consulting Engineers and Land Surveyors  
443 Athena Drive  
Delmont, PA 15626  
Telephone: (724) 468-4622  
Fax: (724) 468-8940

**TOPOGRAPHIC SURVEY**  
SITUATE IN  
**2ND WARD - CITY OF PITTSBURGH**  
ALLEGHENY COUNTY, PA  
MADE FOR  
**INDOVINA ASSOCIATES**  
ARCHITECTS

REVISIONS:  
10/6/17- ADD UTILITY INFO

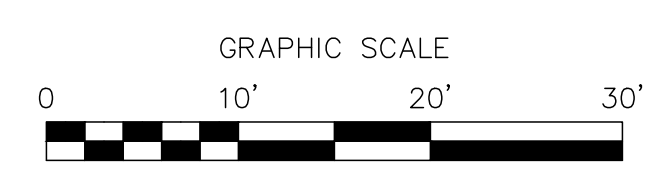
CHECKED BY: T.A.L.  
DRAWN BY: C.L.C.  
FBK SU-99 PG. 28

SU-4933  
DATE: 09/18/17  
DWG. NO.: D-26425  
SCALE: 1" = 10'

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL

**PA1**  
SYSTEM, INC.  
1-800-242-1776

SERIAL #20172491287

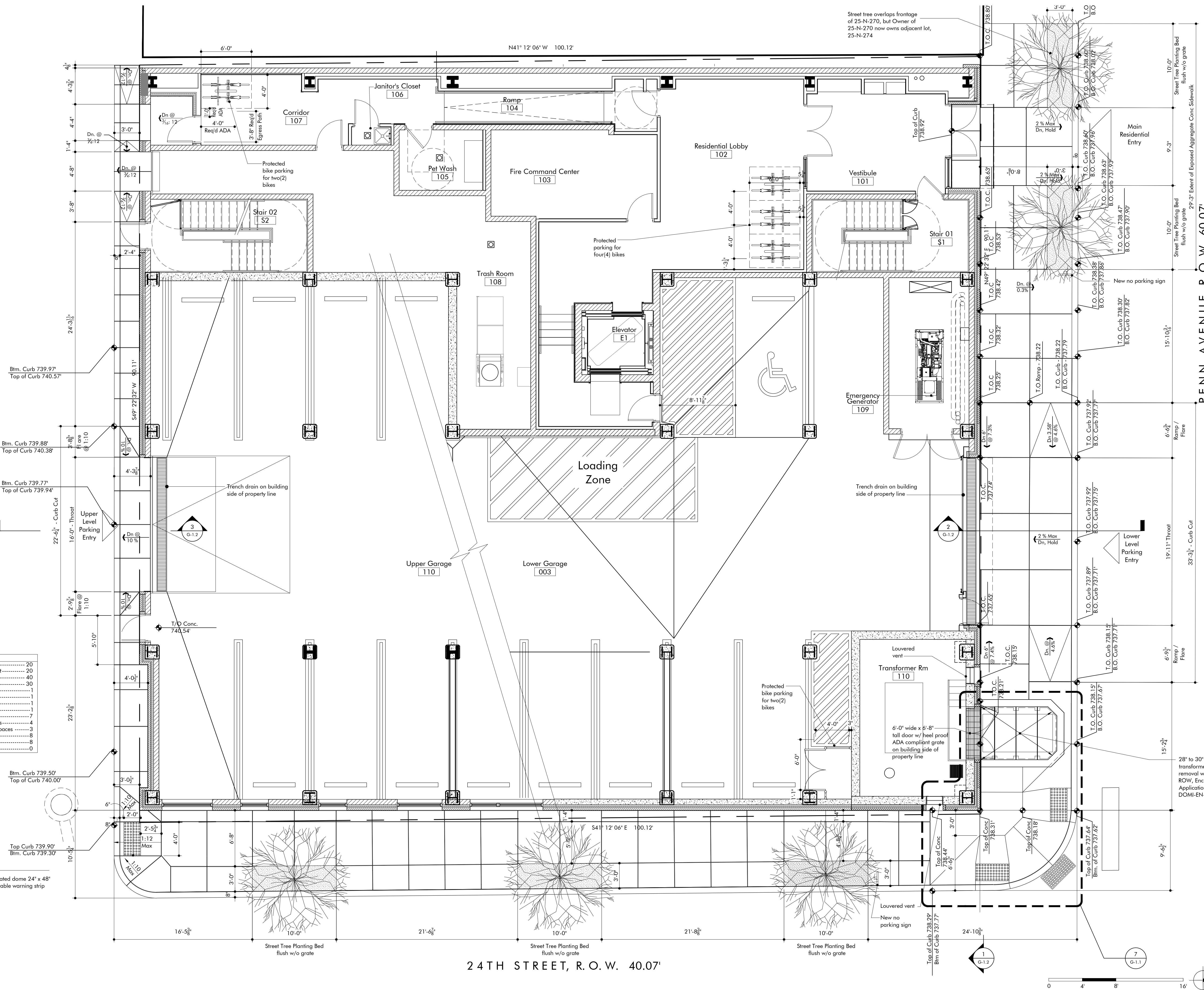


ALL DISTANCES ARE U.S. STANDARD MEASURE

SPRING WAY, R.O.W. 20.02'

Parking Calculations	
Total Residential Units	20
Required Vehicular Parking Spaces - 1 per Unit	20
Maximum Vehicular Parking Spaces	40
Vehicular Parking Spaces Provided	30
Required Accessible Parking	1
Required Van Accessible Parking	1
Accessible Parking Provided	1
Van Accessible Parking Provided	1
Min. Required Bicycle Parking Spaces 20/3	7
Min. Required Protected Bicycle Parking Spaces	4
Max. Allowable Unprotected Bicycle Parking Spaces	3
Bicycle Parking Spaces Provided	8
Protected Bicycle Parking Spaces Provided	8
Unprotected Bicycle Parking Spaces Provided	0

Legend  
 Truncated dome 24" x 48" detectable warning strip



24TH STREET, R.O.W. 40.07'

PENN AVENUE, R.O.W. 60.07'

# Condominium Development

## 2330 Penn Avenue

### Springway Development

Pittsburgh, PA 15222

**Indovina Associates Architects**

3185 Penn Avenue  
 Pittsburgh, PA 15201  
 p 412.363.3890  
 f 412.248.4185



All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.  
 © Indovina Associates Architects, L.L.C. 2020

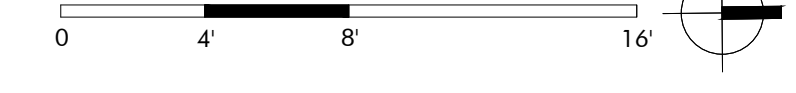
28" to 30" deep vault for transformer installation & removal w/ solid concrete lid in ROW, Encroachment Application Number DOMI-EN-2022-09014

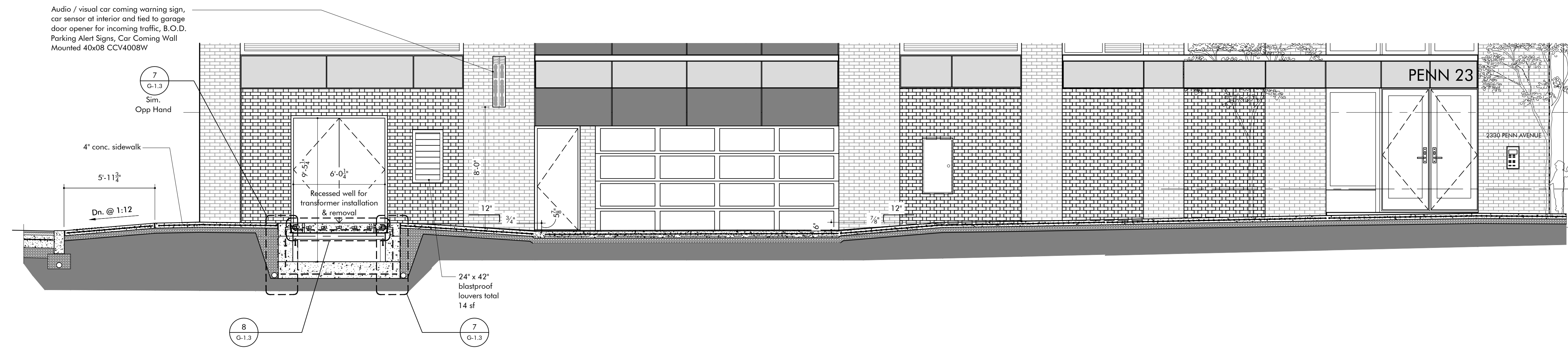
Project Number	16-27
Date	10.26.2021
Revisions	11.22.2021
	12.01.2021
	12.11.2021
	01.26.2022
	01.27.2022
	02.21.2022
	07.01.2022

Site Plan  
 First & Upper Level Parking

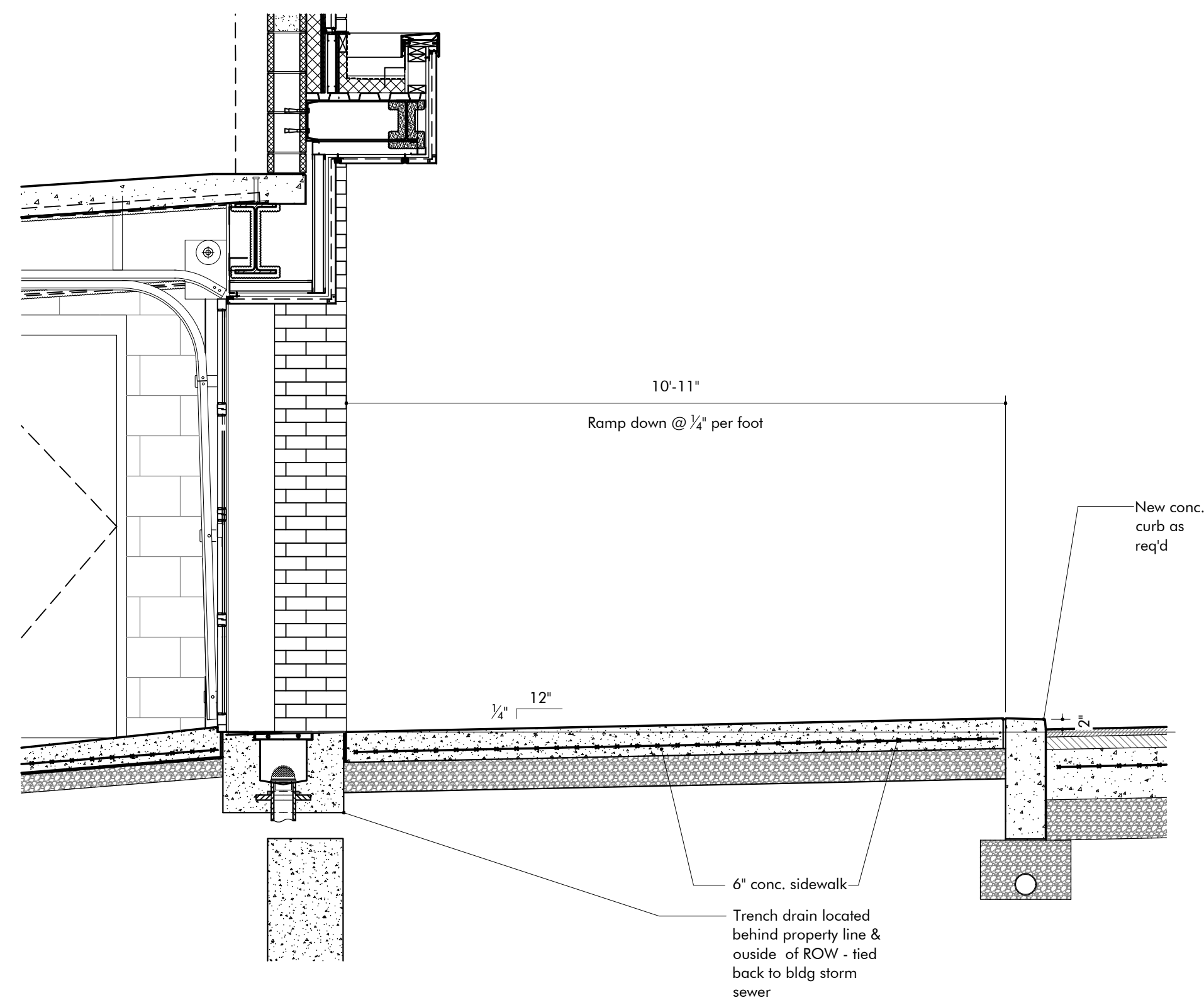
Sheet No.

A-1.0

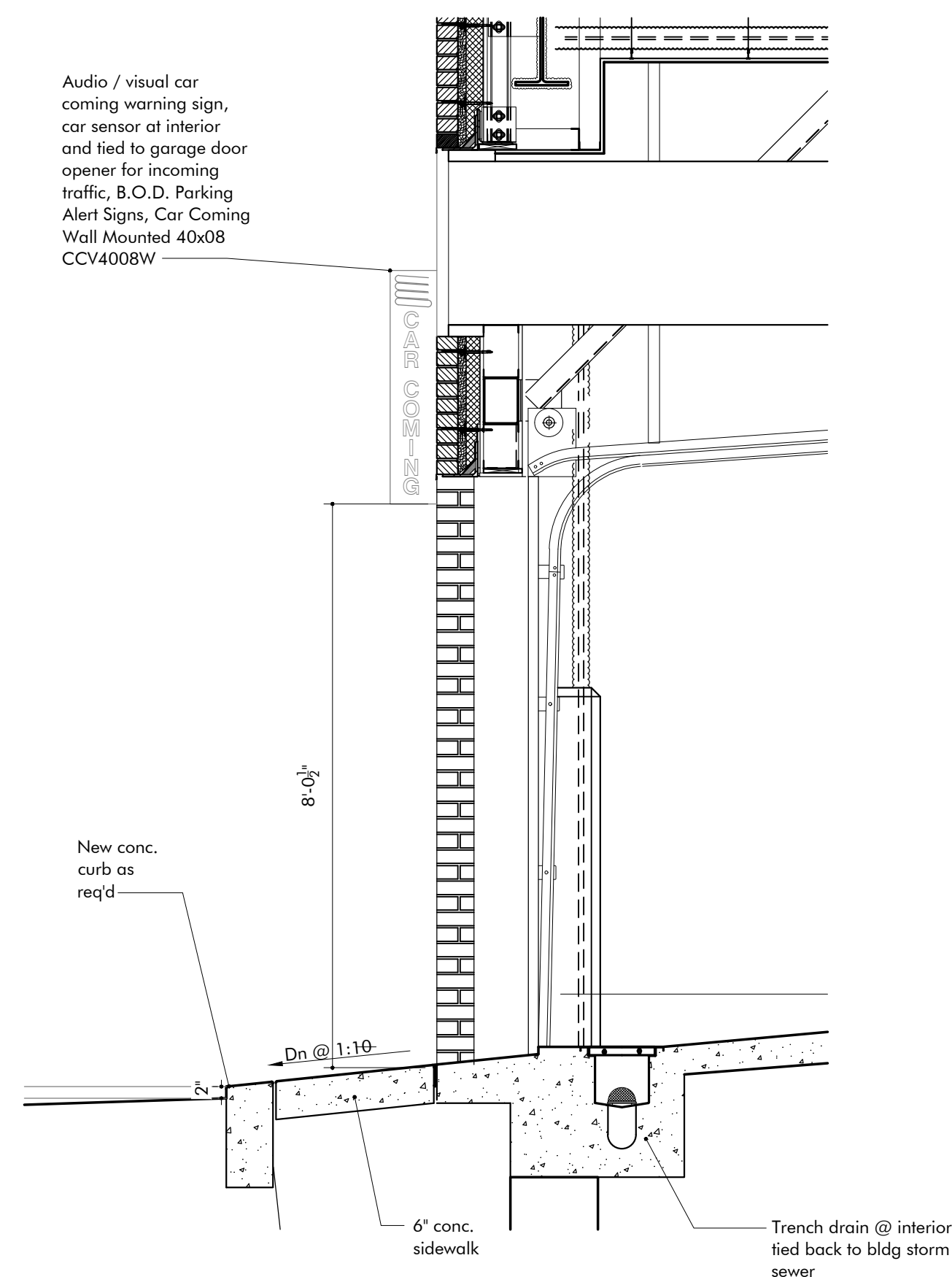




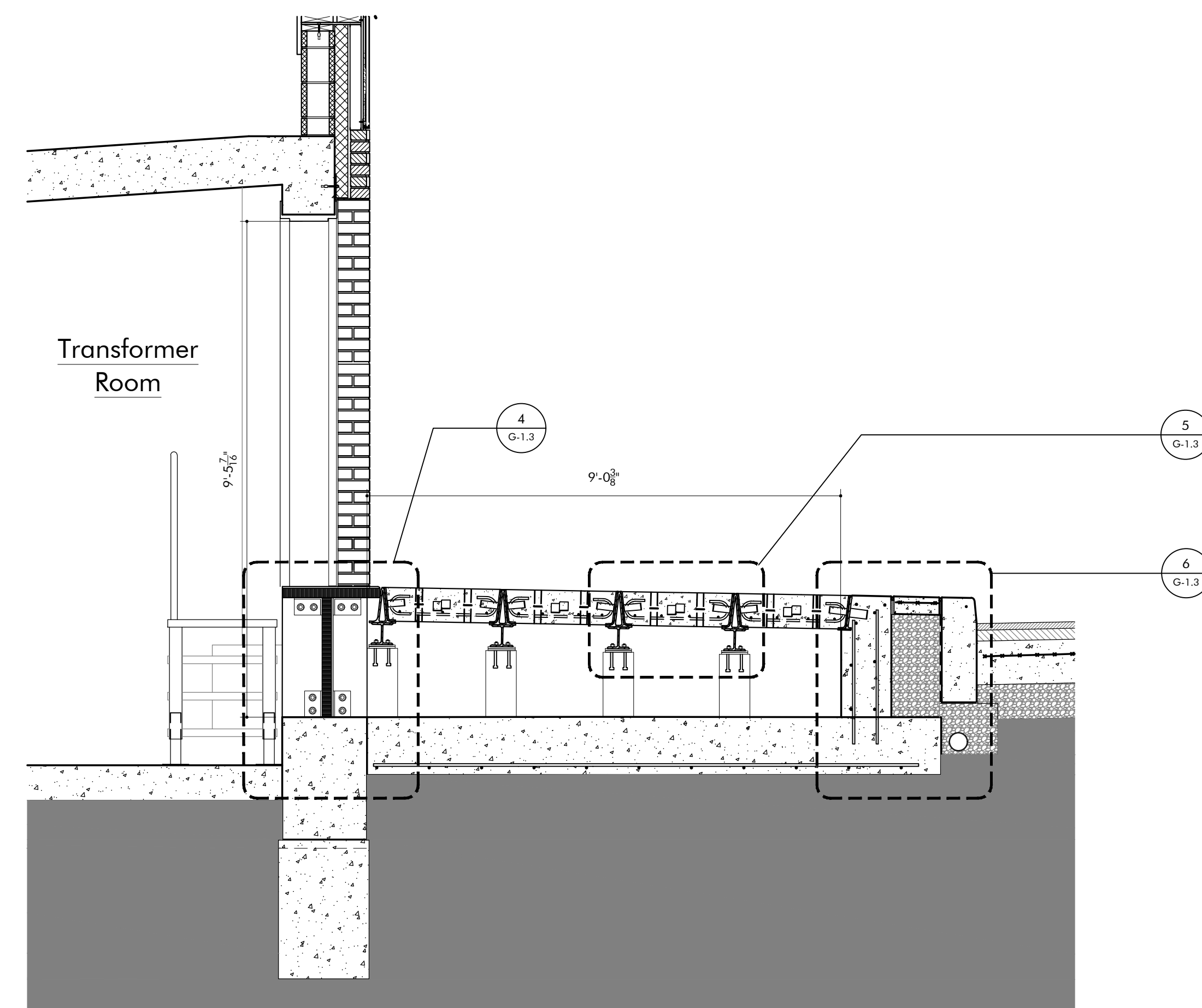
**1** Enlarged Section at Penn Ave Sidewalk  
1/4" = 1'-0"



**2** Enlarged Section at Garage Entrance at Penn  
1/2" = 1'-0"



**3** Enlarged Section at Garage Entrance at Spring Way  
1/2" = 1'-0"



**4** North South Section Transformer Room and Tranformer Installation Vault  
1/2" = 1'-0"

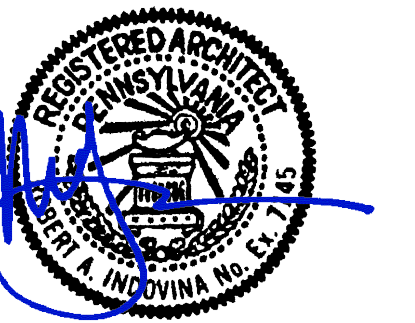
# Condominium Development

## 2330 Penn Avenue

### Springway Development

Pittsburgh, PA 15222

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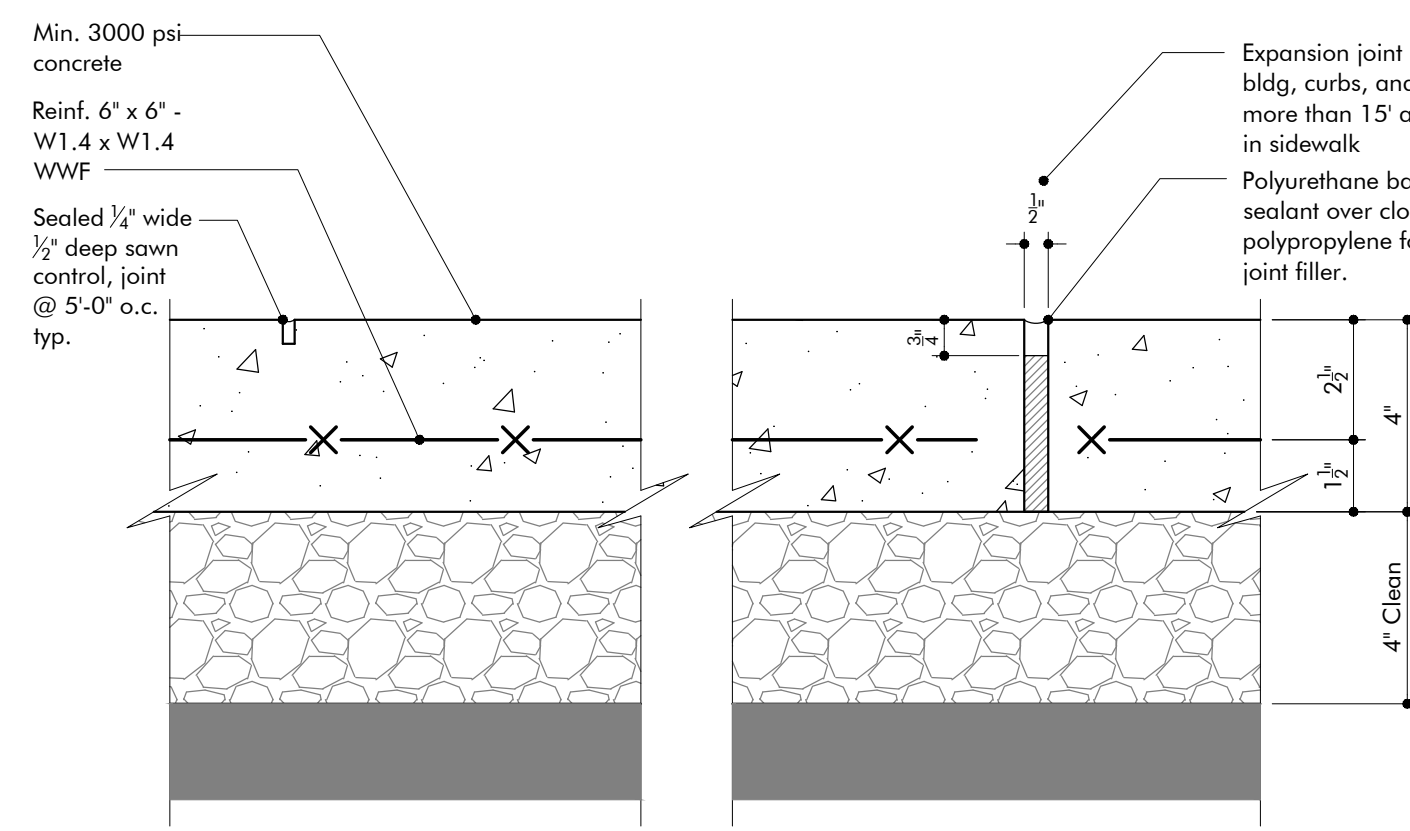
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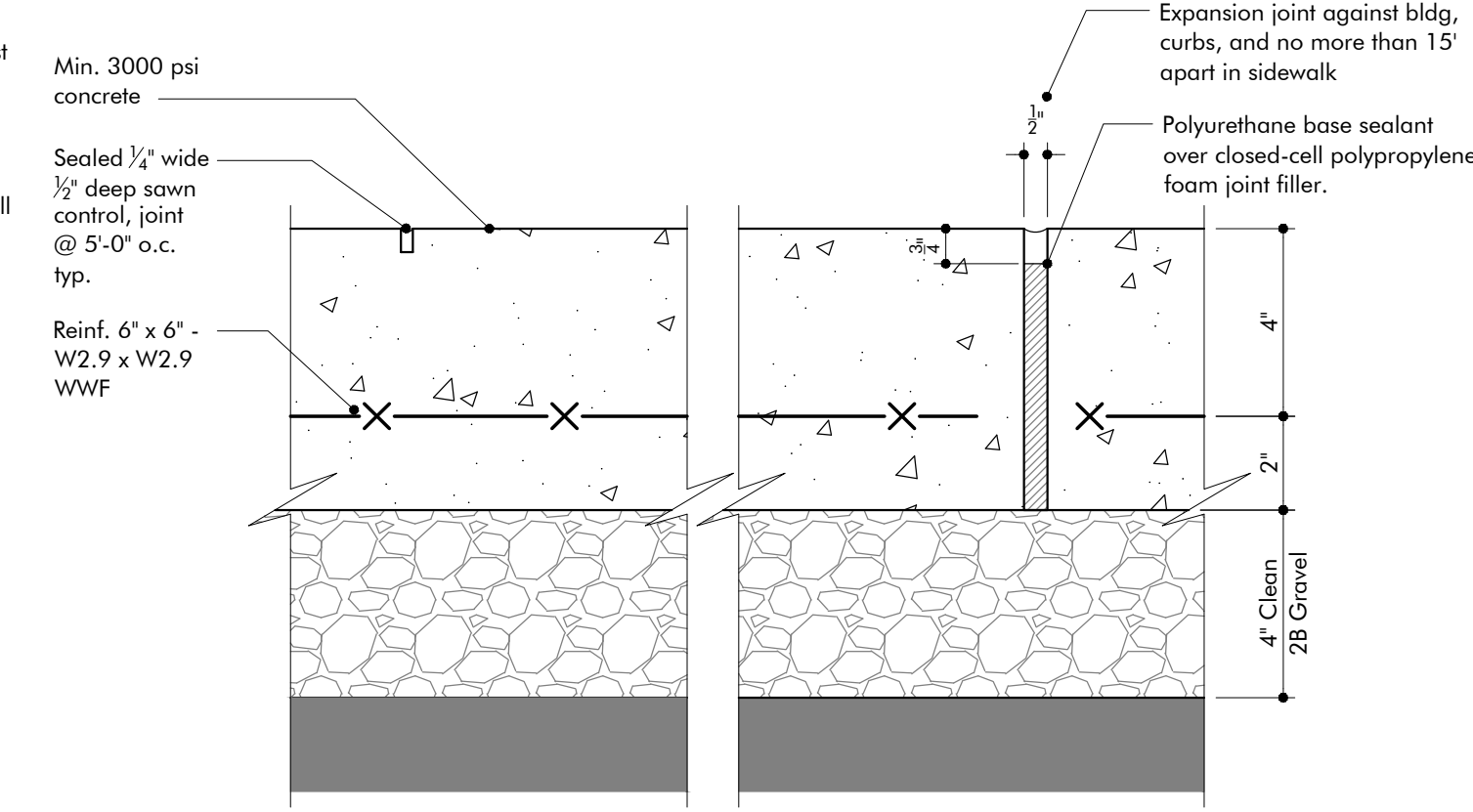
Streetscape Sections

Sheet No.

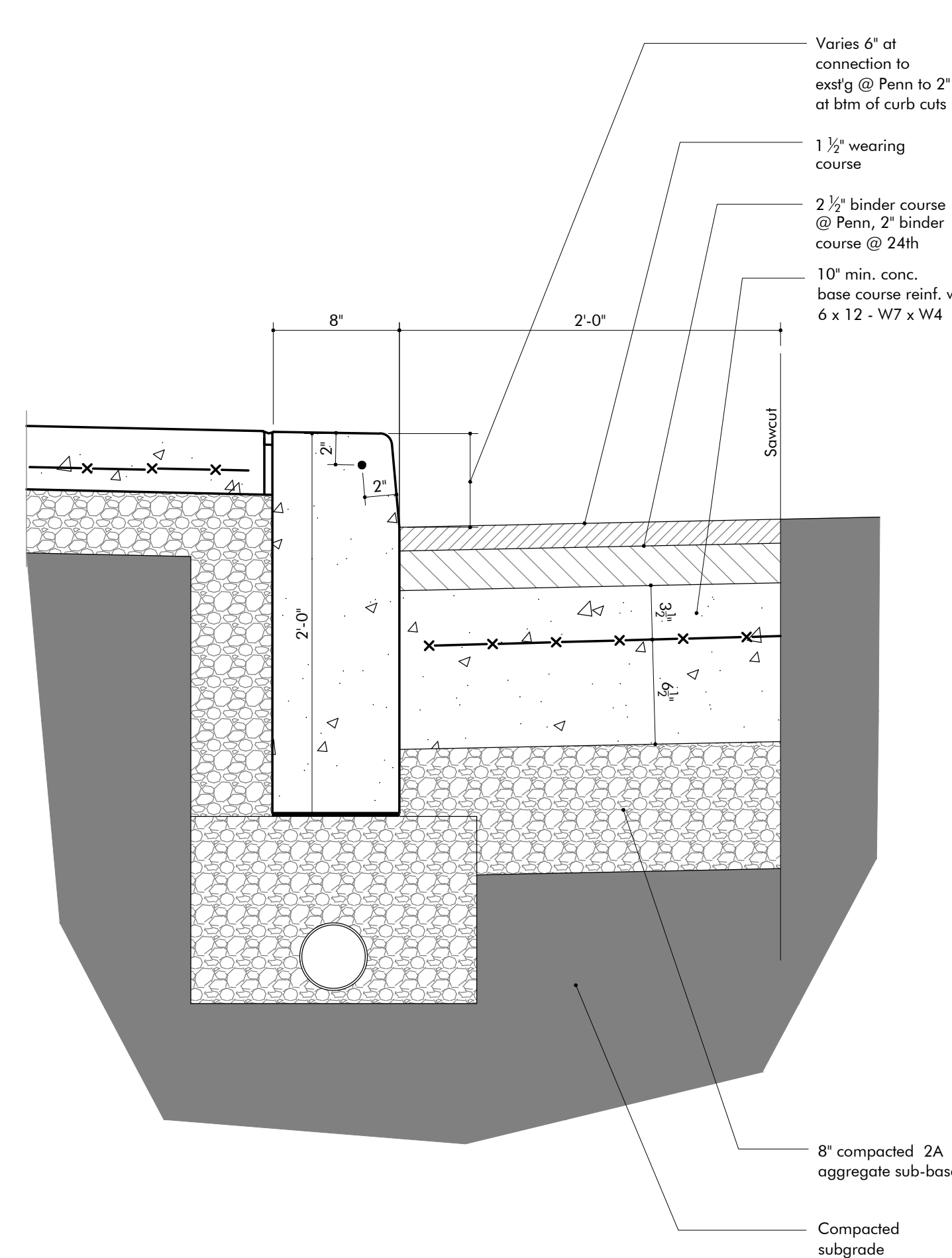
**G-1.2**



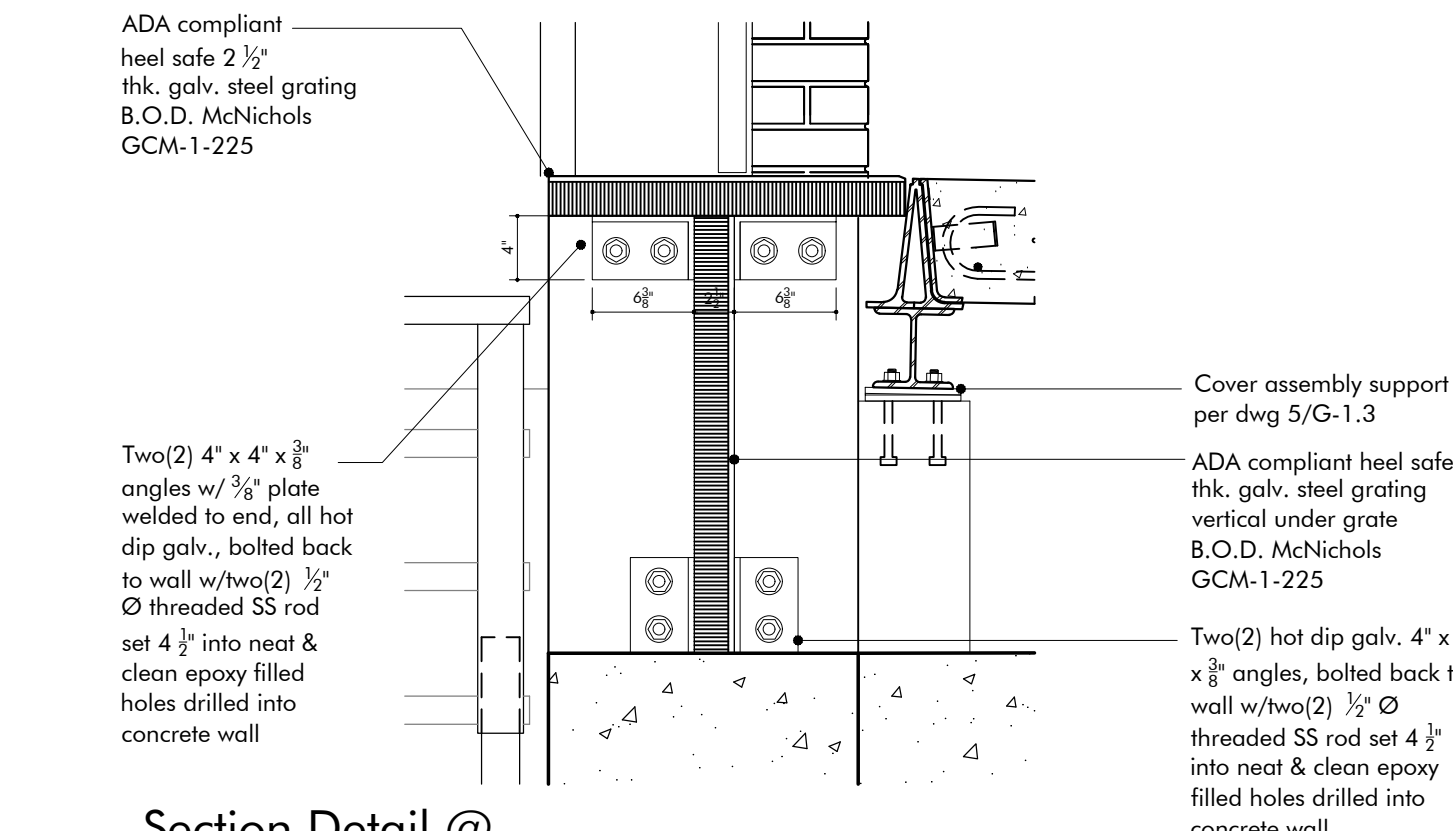
**1 Typical 4" Sidewalk**  
3" = 1'-0"



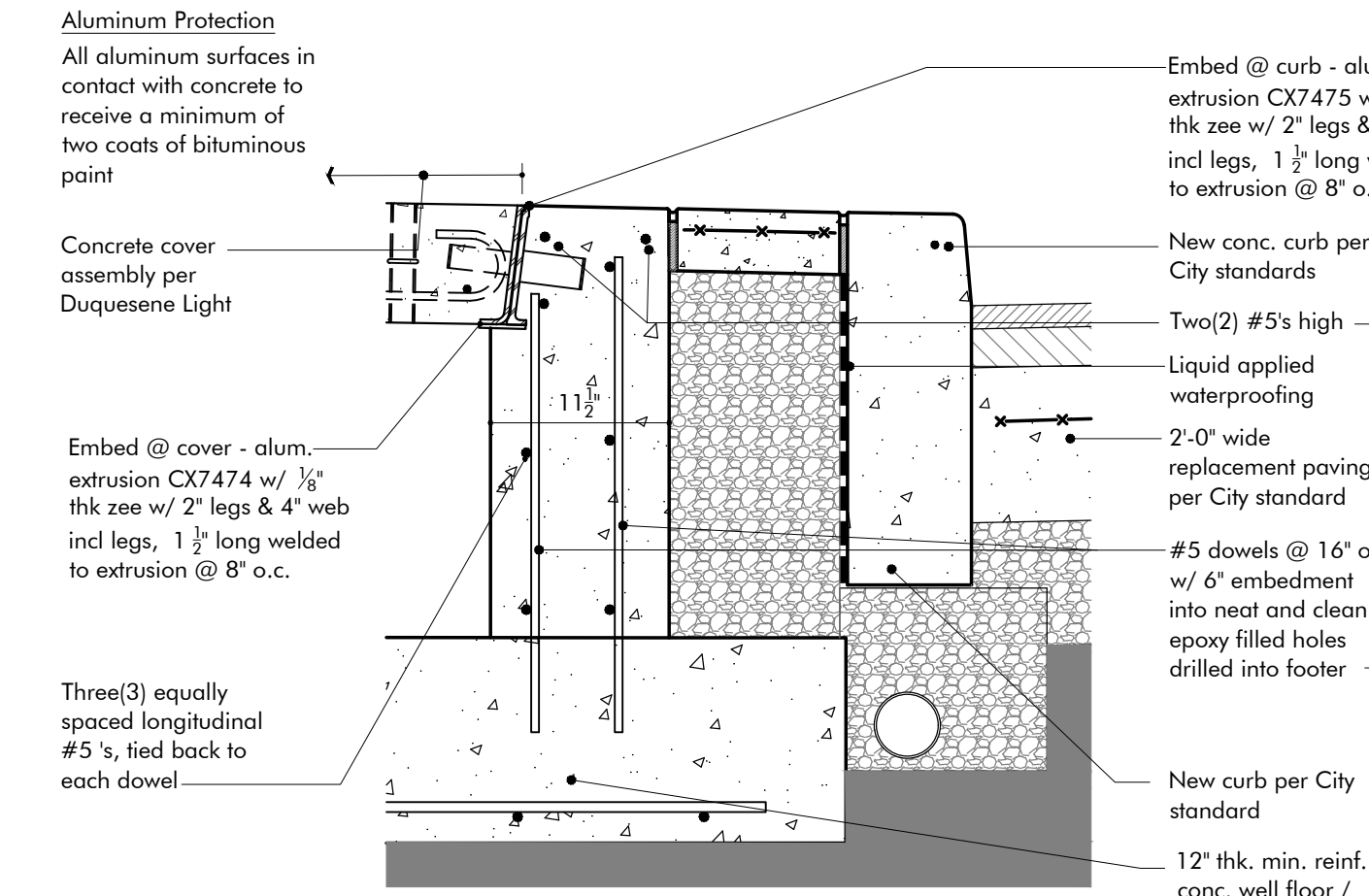
**2 Typical 6" Sidewalk**  
3" = 1'-0"



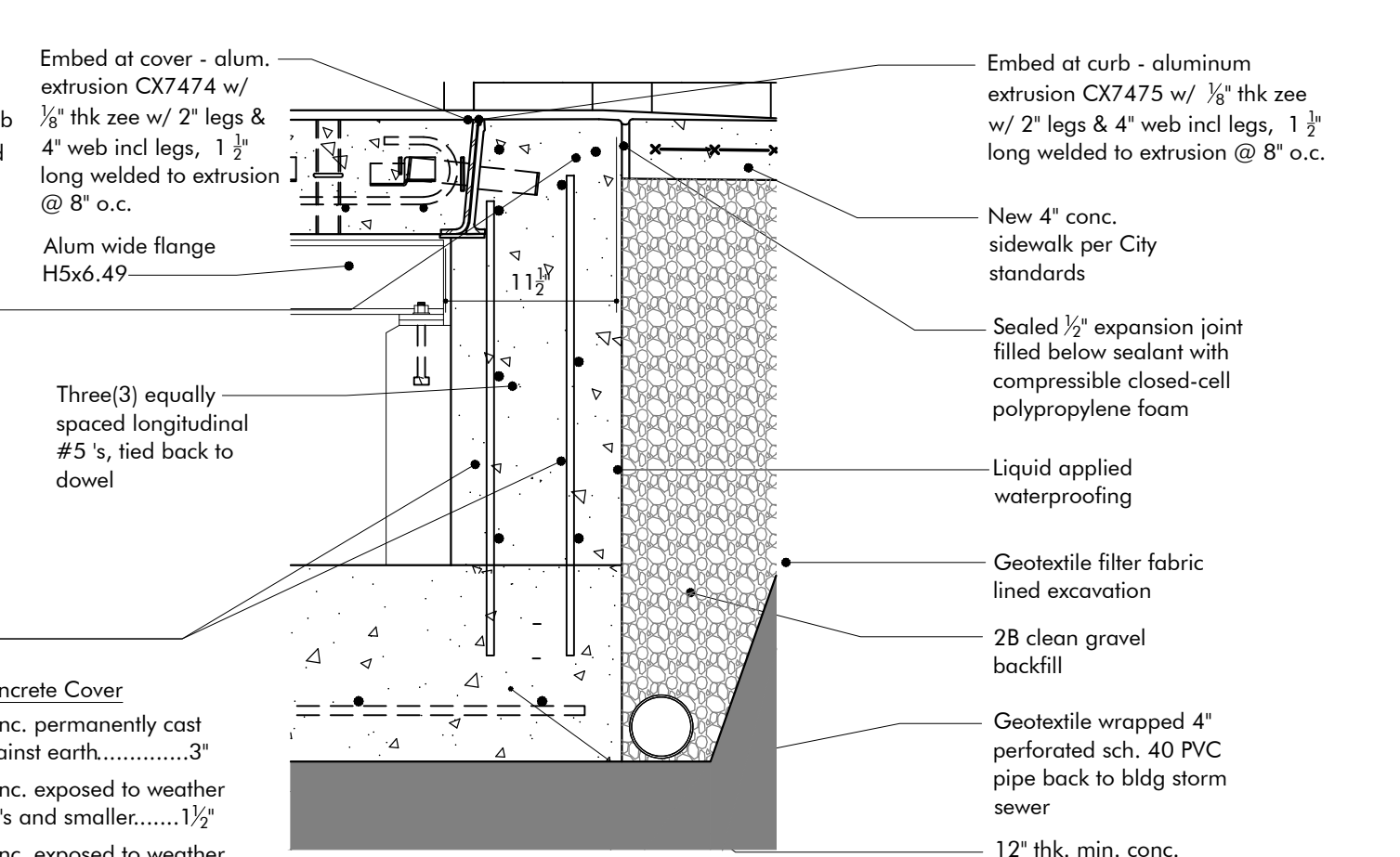
**3 Typical New Curb / Paving Detail**  
1 1/2" = 1'-0"



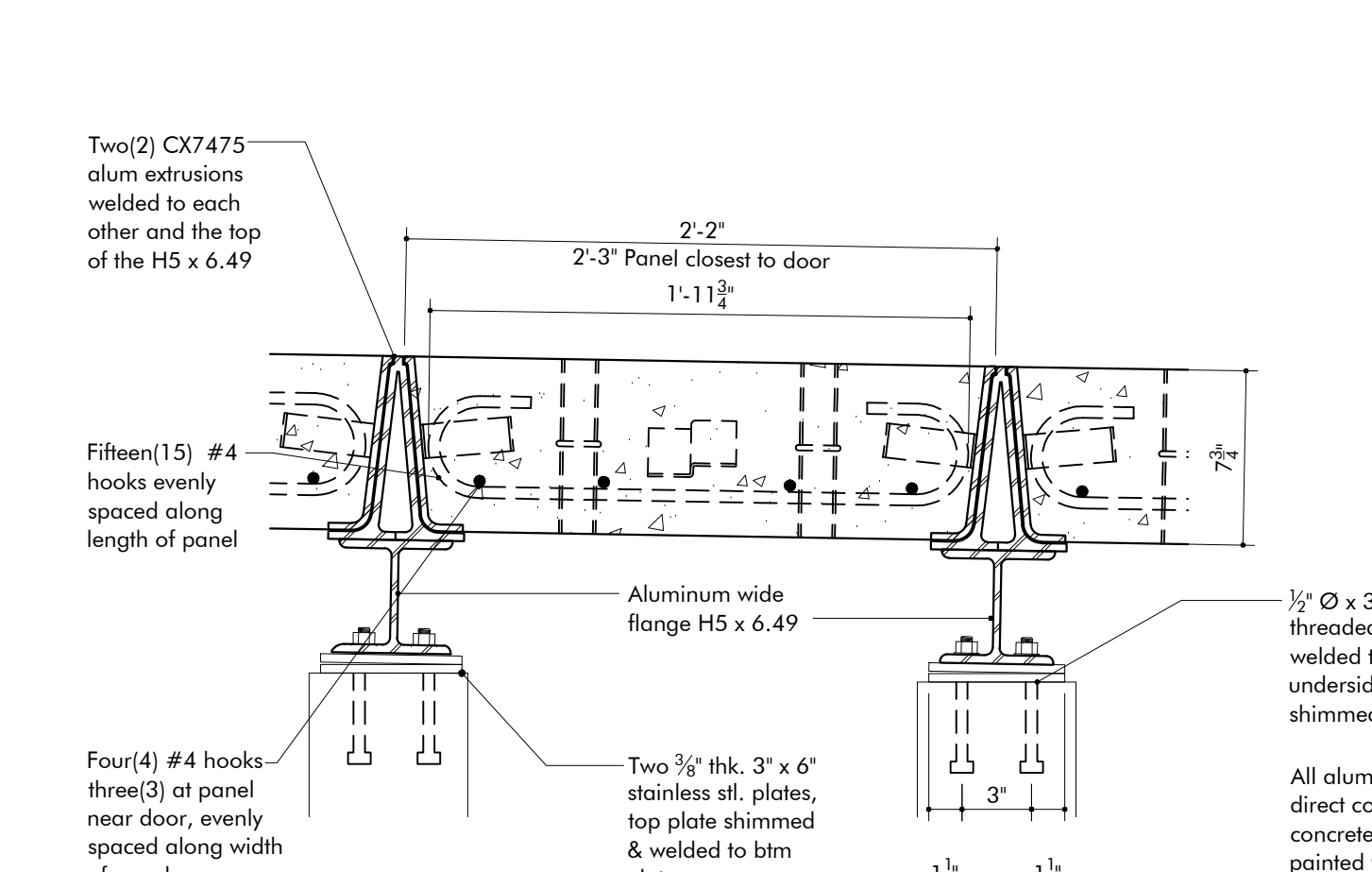
**4 Section Detail @ Transformer Installation Vault & Transformer Room Entrance**  
1" = 1'-0"



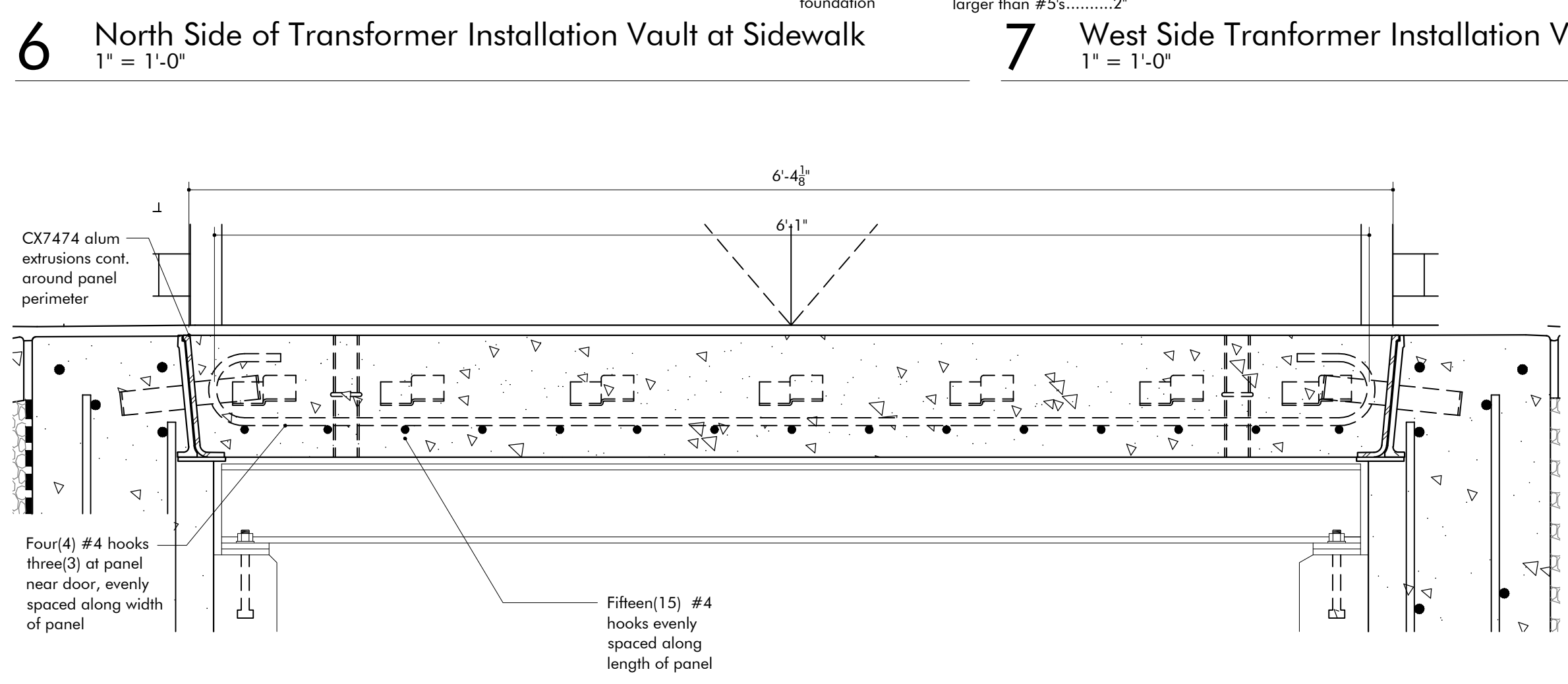
**6 North Side of Transformer Installation Vault at Sidewalk**  
1" = 1'-0"



**7 West Side Tranformer Installation Vault at Sidewalk**  
1" = 1'-0"



**5 Concrete Cover Assembly Transformer Installation Vault**  
1 1/2" = 1'-0"



**8 Concrete Cover Assembly Transformer Installation Vault**  
1 1/2" = 1'-0"

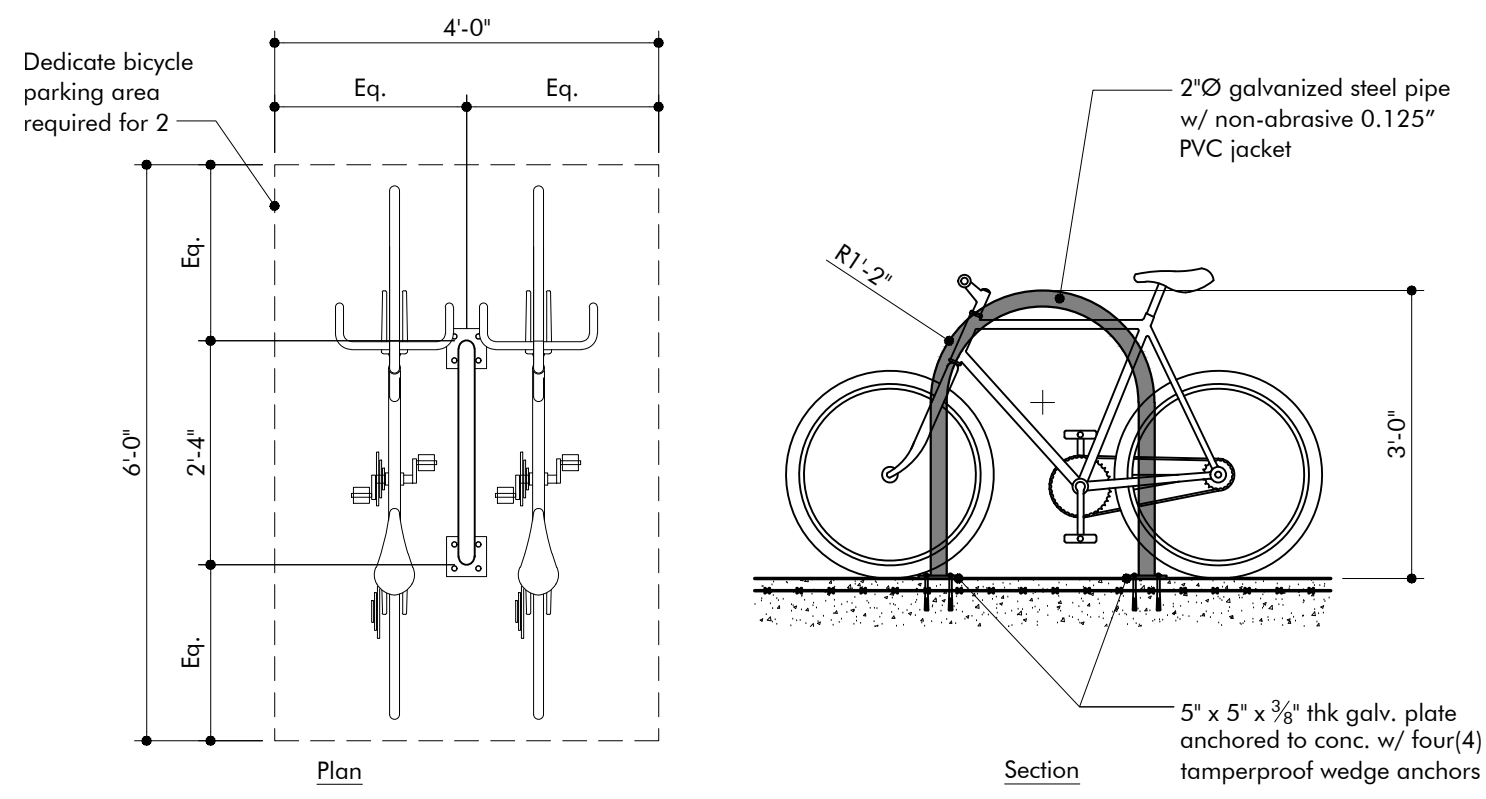
**Condominium Development**  
2330 Penn Avenue  
Springway Development  
Pittsburgh, PA 15222

**Indovina Associates Architects**  
3185 Penn Avenue  
Pittsburgh, PA 15201  
p 412.363.3890  
f 412.248.4185

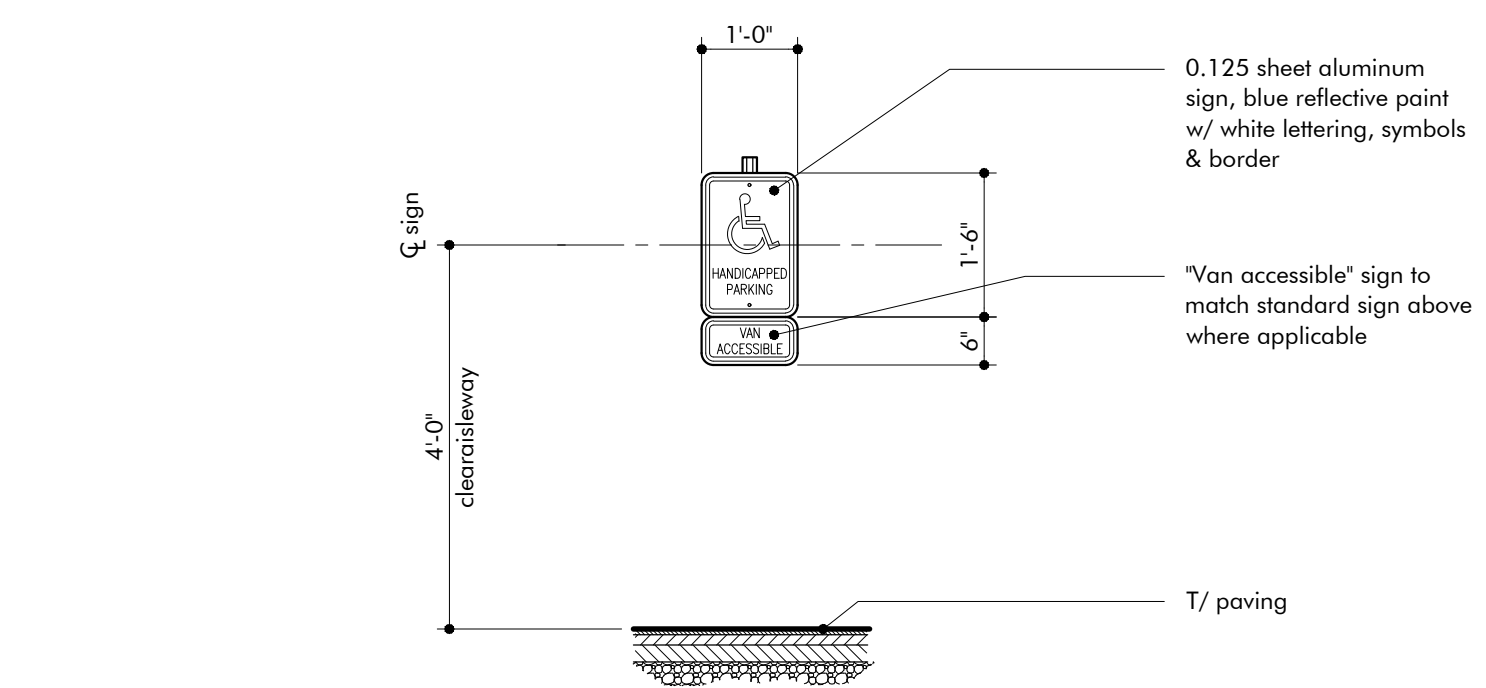


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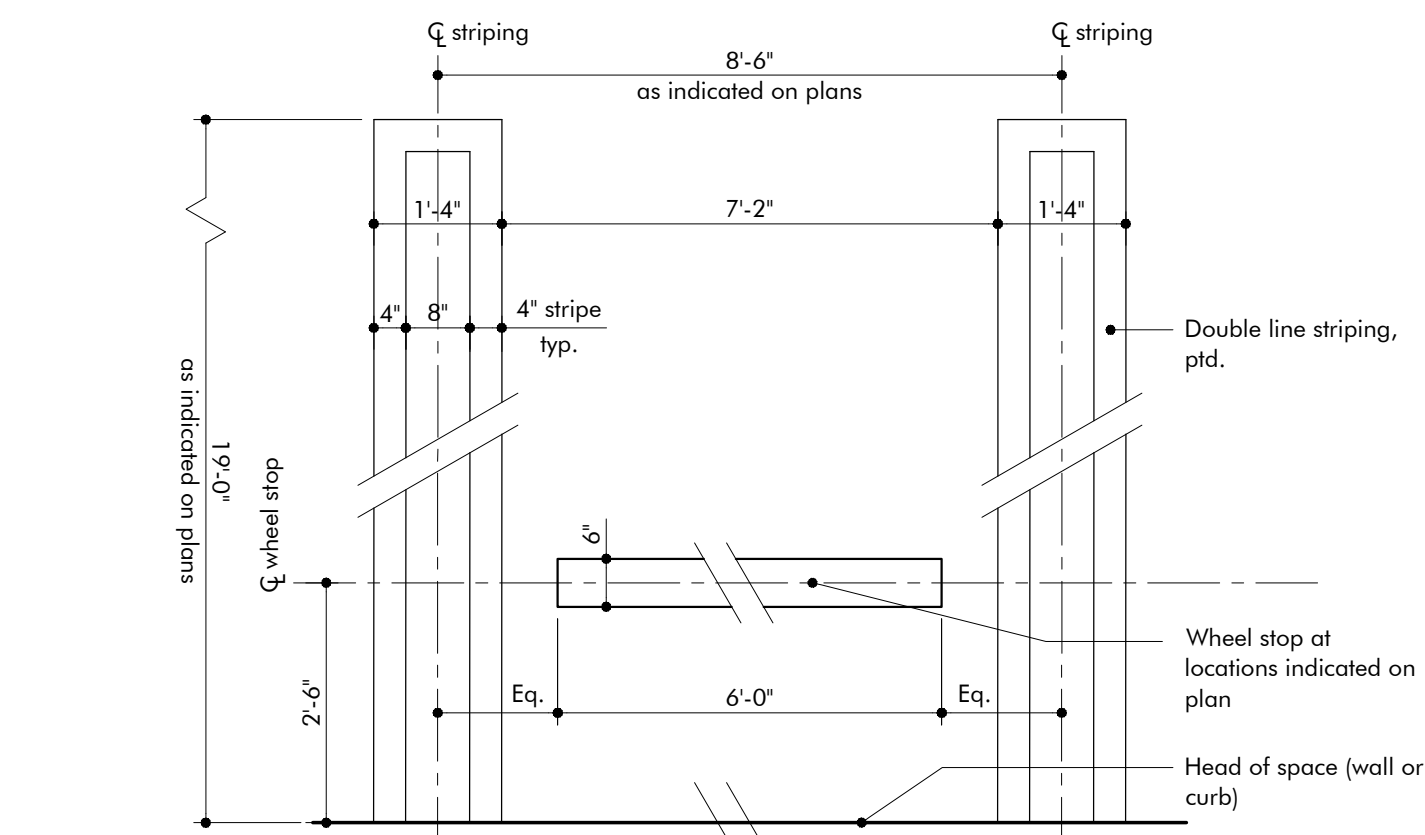
Project Number	16-27
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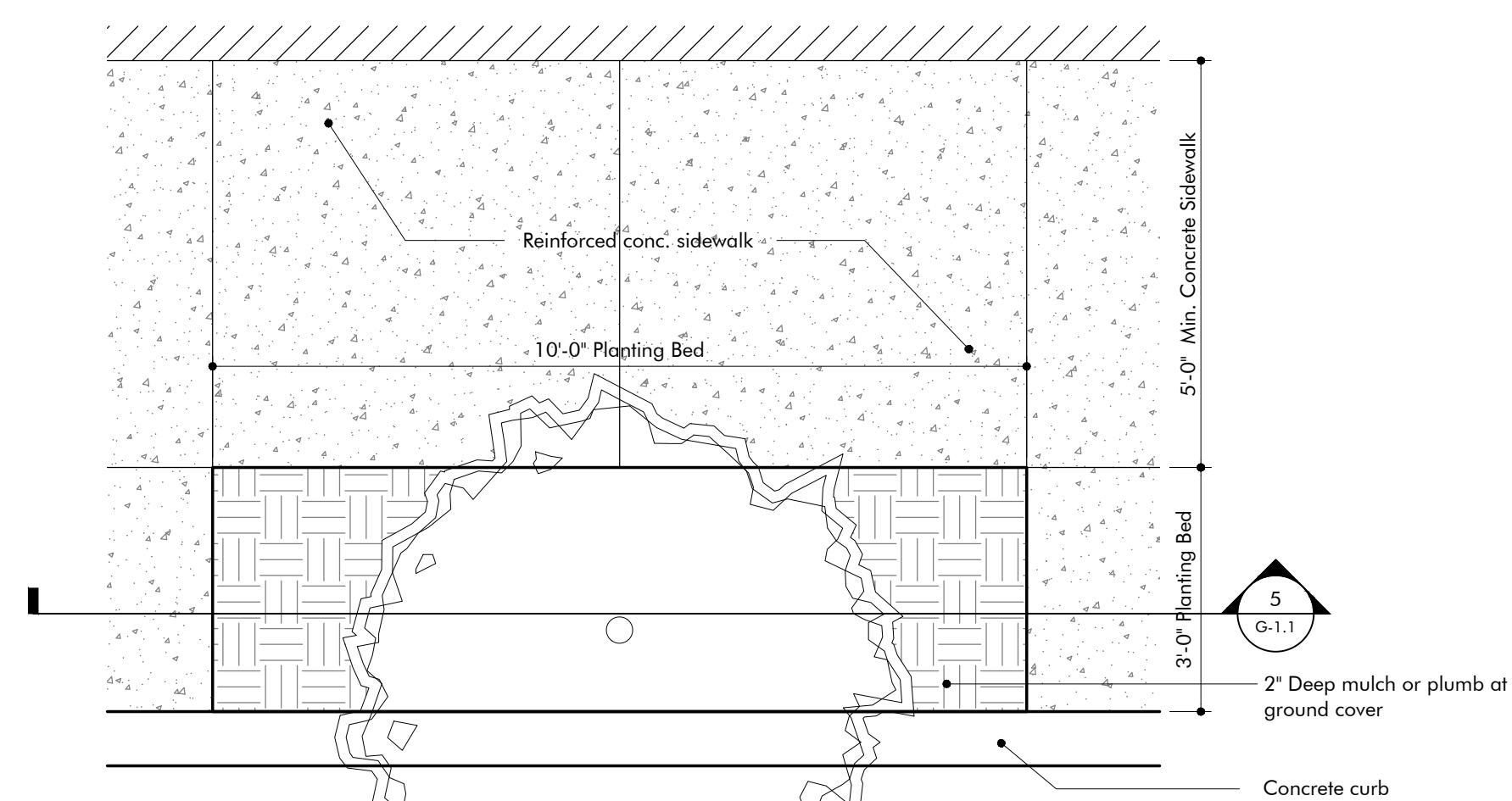
**1** Bicycle Parking Detail  
1/2" = 1'-0"



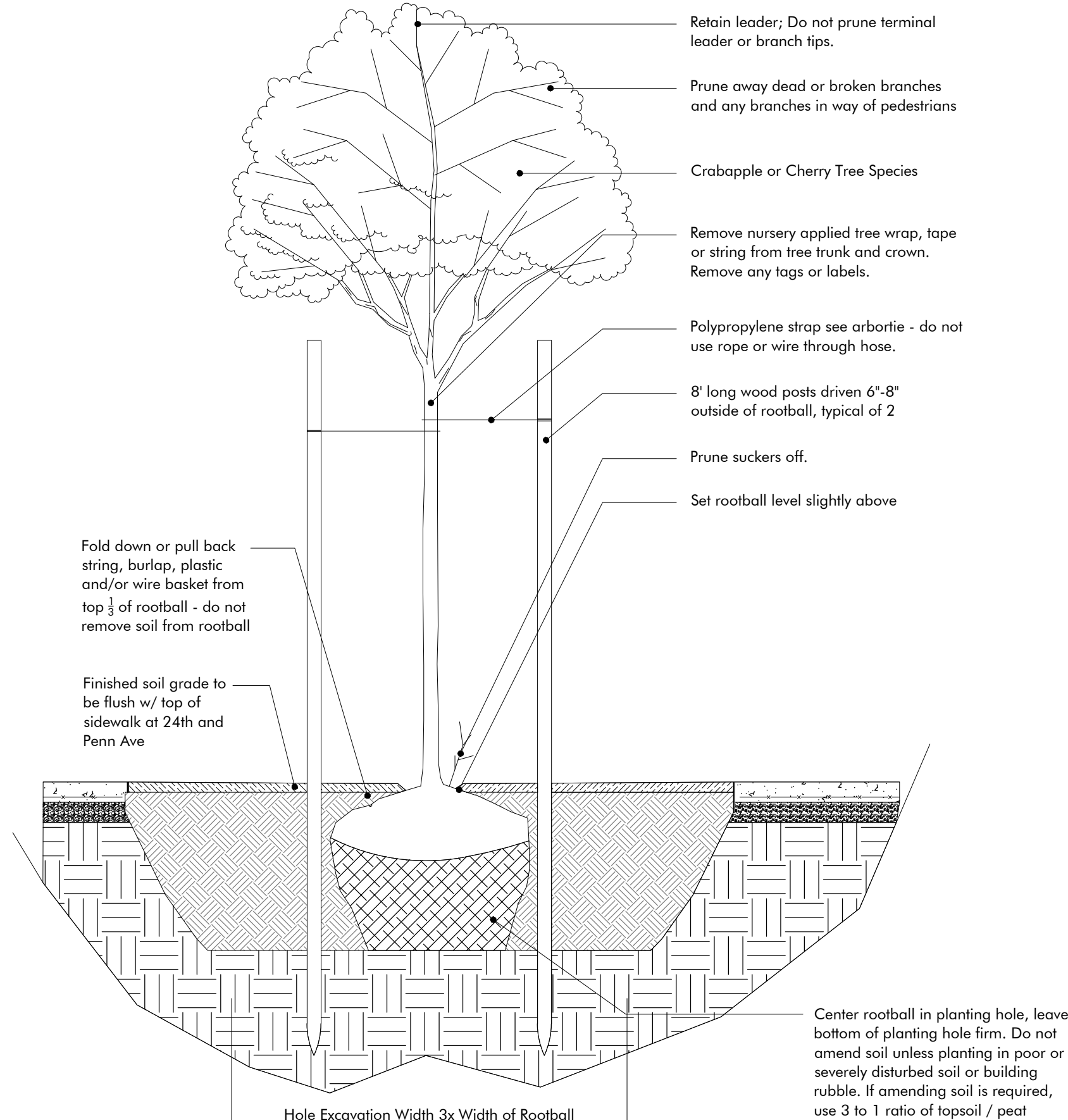
**2** Typical Wall Mounted Sign Detail  
1/2" = 1'-0"



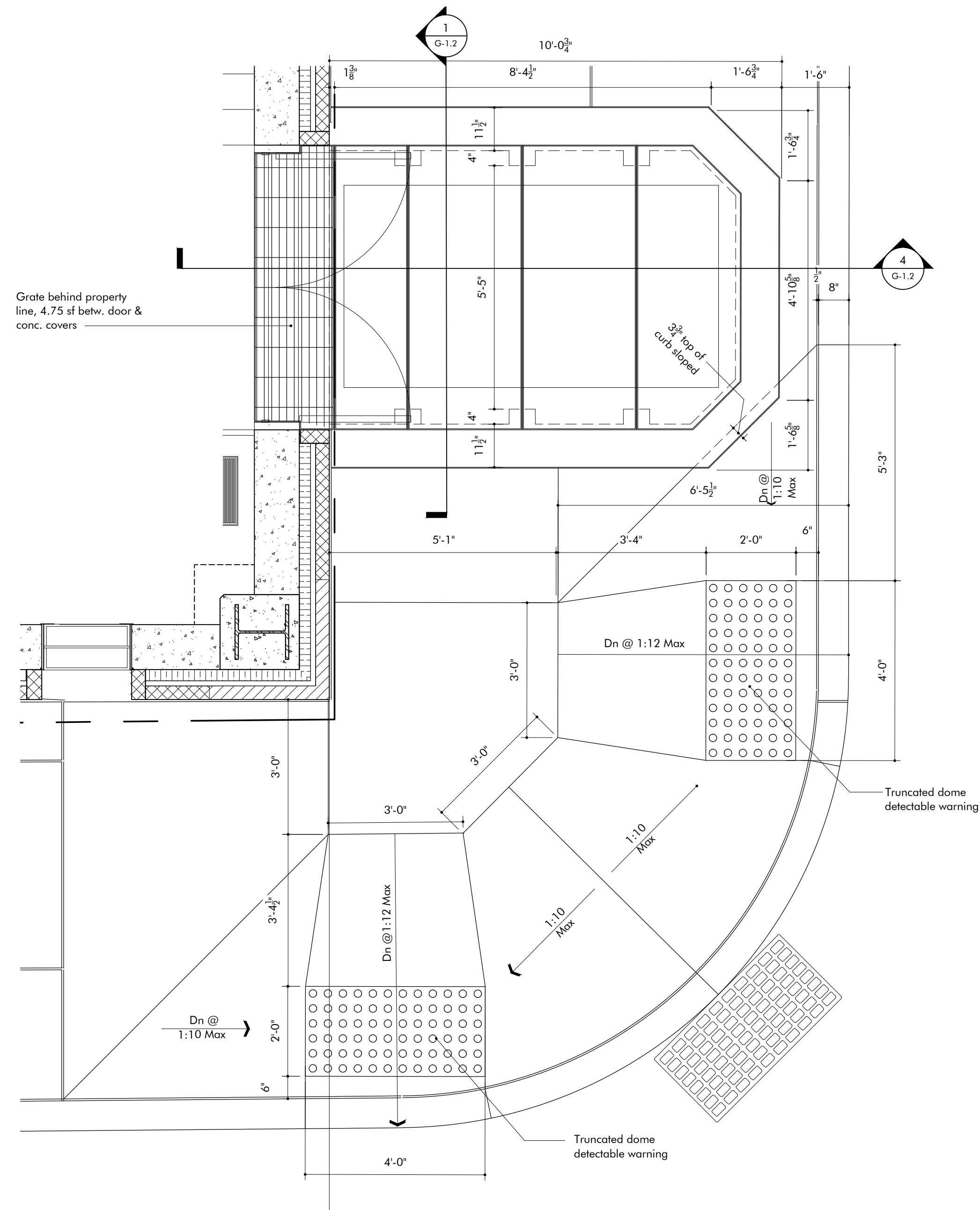
**3** Typical Parking Space Detail  
1/2" = 1'-0"



**4** Plan Street Tree Planting Bed Type 1, Penn Ave (24th St. Rotate 90°)  
1/2" = 1'-0"



**5** Section Street Tree Planting Bed Type 1  
1/2" = 1'-0"



**7** Enlarged Plan  
1/2" = 1'-0"

**8** Not Used  
1/2" = 1'-0"

# Condominium Development

## 2330 Penn Avenue

### Springway Development

Pittsburgh, PA 15222

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	01.26.2022
	01.27.2022
	02.21.2022
	03.28.2022
	07.01.2022

Zoning Summary

Sheet No.

G-1.1

**APPROVED BY ZONING**  
FOR SCOPE DESCRIBED IN HDCP-ZDR-2021-11355

City of Pittsburgh  
Department of City Planning

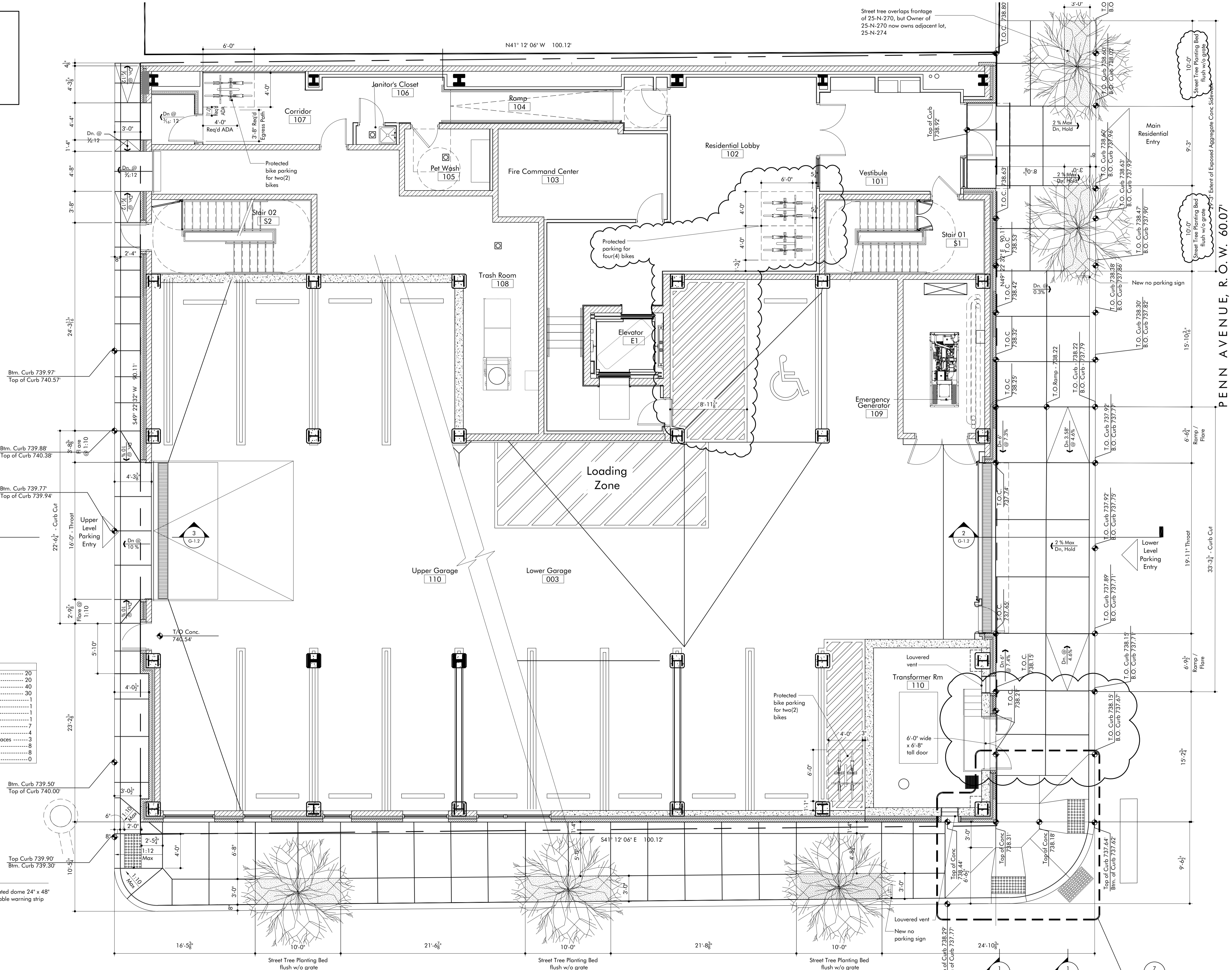
Date: 2022.03.29

NOTE: THIS STAMP DOES NOT CONSTITUTE THE RIGHT TO PROCEED WITH WORK. ANY REQUIRED CONSTRUCTION PERMITS MUST BE OBTAINED FROM P.L.D. DOMI, AND/OR DPW.

SPRING WAY, R.O.W. 20.02'

24TH STREET, R.O.W. 40.07'

PENN AVENUE, R.O.W. 60.07'



**Parking Calculations**

Total Residential Units	20
Required Vehicular Parking Spaces - 1 per Unit	20
Maximum Vehicular Parking Spaces	40
Vehicular Parking Spaces Provided	30
Required Accessible Parking	1
Required Van Accessible Parking	1
Accessible Parking Provided	1
Van Accessible Parking Provided	1
Min Required Bicycle Parking Spaces 20/3	7
Min. Required Protected Bicycle Parking Spaces	4
Max. Allowable Unprotected Bicycle Parking Spaces	3
Bicycle Parking Spaces Provided	8
Protected Bicycle Parking Spaces Provided	8
Unprotected Bicycle Parking Spaces Provided	0

**Legend**

Truncated dome 24" x 48" detectable warning strip

# Condominium Development

## 2330 Penn Avenue

### Springway Development

Pittsburgh, PA 15222

**Indovina Associates Architects**

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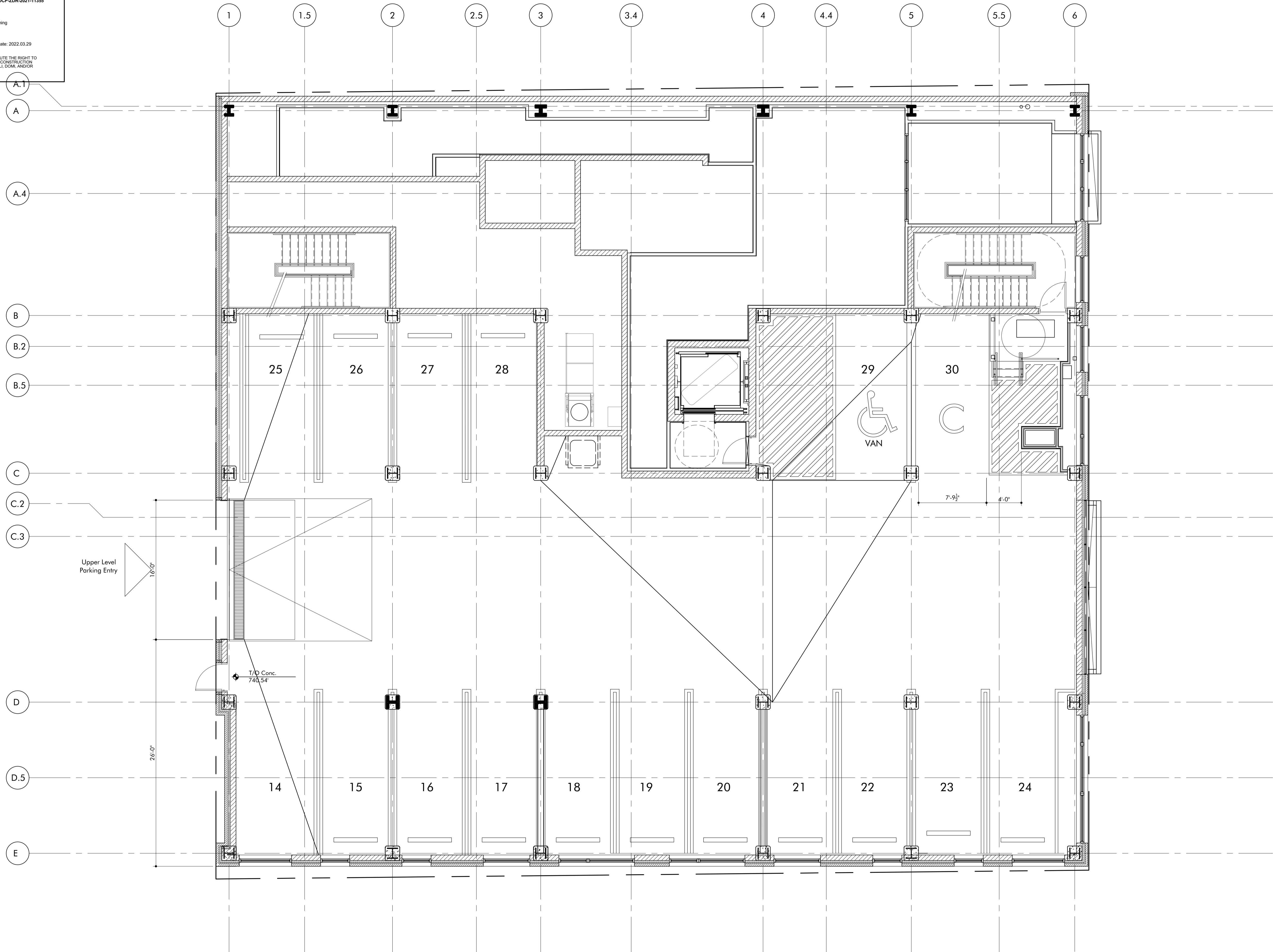
Site Plan  
First & Upper  
Level Parking

Sheet No.

**A-1.0**

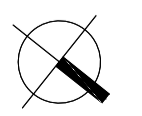
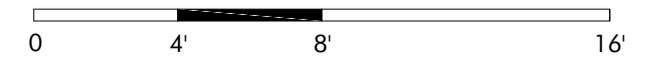


**APPROVED BY ZONING**  
 FOR SCOPE DESCRIBED IN #DCP-ZDR-2021-11355  
 City of Pittsburgh  
 Department of City Planning  
 Date: 2022.03.29  
 NOTE: THIS STAMP DOES NOT CONSTITUTE THE RIGHT TO  
 PROCEED WITH WORK. ANY REQUIRED CONSTRUCTION  
 PERMITS MUST BE OBTAINED FROM P.L.D.M. AND/OR  
 DPW.



Upper Level Parking  
 17 Vehicular Spaces

**1** Upper Level Parking Plan  
 3/16" = 1'-0"



**Condominium Development**  
 2330 Penn Avenue  
 Springway Development  
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Upper Level Parking  
 Floor Plan

Sheet No.

**A-1.1**



Transformer room is in  
this direction and down





Water line is well north of vault



Franjo notified One Call to mark utilities near Transformer Room - There is a water line in middle of street

Transformer Room

Approx. Location of Vault



The image shows the interior of a room under construction. The walls are made of grey concrete panels. The floor is covered with a layer of grey gravel. Scaffolding is visible, consisting of yellow and red metal poles and blue diagonal bracing. A wooden plank is laid across the scaffolding in the foreground. In the background, there are more scaffolding structures and a concrete ceiling with exposed beams. A white box with red text is overlaid on the image.

Transformer Room

Proposed Location of  
Transformer Vault in  
Front of Room



Duquesne Light Manhole well north of proposed vault

**To:** Kim Lucas, Acting Director of the Department of Mobility and Infrastructure  
**From:** William J. Pickering, PWSA Chief Executive Officer  
**Date:** 09/20/2022  
**Subject:** Proposed Encroachment at 2330 Penn Ave, Pittsburgh PA 15222-4517

The following is in response to the proposed Encroachment request at  
2330 Penn Ave, Pittsburgh PA 15222-4517 with the following scope of work:

Construction of a 28" to 30" deep concrete covered vault in the Penn Avenue sidewalk near the southwest

1. There are no known PWSA waterlines within the area of the proposed encroachment.
2. There are no known PWSA sewer lines within the area of the proposed encroachment that will be impacted during the construction of the project. Please note, PWSA does not maintain records of sewer service laterals, and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

PWSA has no objection to the proposed encroachment under the conditions set forth above.





Jill Marie Groves  
TEL 412.258.4691  
MOBILE 412.588.4219  
[jill.groves@peoples-gas.com](mailto:jill.groves@peoples-gas.com)

September 29, 2022

Karina Ricks, Director  
Department of Mobility and Infrastructure  
City of Pittsburgh  
611 Second Avenue  
Pittsburgh, PA 15219

RE: Encroachment: Install a Vault in the Sidewalk  
Tax Map No. 25-N-270  
2330 Penn Avenue  
2nd Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Indovina Associates Architects regarding an encroachment to install a vault in the sidewalk at the above-referenced location.

Based on the drawings provided to Peoples, the existing encroachment does not interfere with our gas facilities in this area.

Peoples has no objection to the proposed encroachment.

Sincerely,

*Jill Marie Groves*

Jill Marie Groves  
Land Department



October 3, 2022

Ms. Kimberly Lucas  
Director, Department of Mobility and Infrastructure  
414 Grant Street, Floor 1  
City and County Building  
Pittsburgh, PA 15219

**RE: DOMI-EN-2022-09014**

Dear Ms. Lucas:

As the construction contact for Comcast, I am responding to an inquiry regarding a proposed shallow vault at 2330 Penn Avenue near the southwest corner of Penn Avenue and 24th Street in Pittsburgh's Strip District in a September 6, 2022 email from Brian E. Kaminski at Indovina Associates Architects.

Comcast has no conflicts at this location.

Please let us know if you need any further information or confirmation.

Thank you.

*Eugene Levi*

Gene Levi  
Comcast Cable Communications Inc  
Construction / Engineering  
[Eugene\\_Levi@cable.comcast.com](mailto:Eugene_Levi@cable.comcast.com)  
412-996-4188 (c)

cc: Nate Regotti, Sr. Manager, External & Government Affairs  
Comcast – Keystone Region  
[Nate\\_Regotti@comcast.com](mailto:Nate_Regotti@comcast.com)



October 3, 2022

**Ms. Kimberly Lucas**  
**Director, DOMI**  
**414 Grant Street, Floor 1**  
**City and County Building**  
**Pittsburgh, PA 15219**

Re: **PROPOSED ENCROACHMENT DOMI-EN-2022-09014**  
**This document was prepared in response to the request made to Verizon Pennsylvania LLC**

This is in response to your request for Verizon Pennsylvania LLC to investigate if there will be any impacts made to Verizon facilities by work in the sidewalk along **2330 Penn Avenue**.

According to the drawings provided the construction is non -impacting to Verizon facilities. Verizon will have no objection to the proposed encroachment.

Should you have any questions or concerns regarding these terms, please contact **Gary Redondo (412)237-2293**.

Sincerely

Gary Redondo  
Engineer –Network Operations Engineering  
15 E Montgomery Place, Pittsburgh, PA 15212  
O 412.237.2293 | M 412.667.8618  
[Gary.Redondo@verizon.com](mailto:Gary.Redondo@verizon.com)



## RECORD OF ZONING APPROVAL # DCP-ZDR-2021-11355

### PROPERTY INFORMATION

**Applicant:** Brian E Kaminski

**Property Address:** 2330 PENN AVE, Pittsburgh, PA 15222-

**Parcel ID:** 0025N00270000000

**Neighborhood:** Strip District

**Zoning District:** RIV-IMU

**City Historic Landmark:** No

**City Historic District:** No

**Floodplain:** No

**Landslide Prone Overlay:** No

**Undermined Overlay:** No

**25% Slope Overlay:** No

**Baum-Centre Overlay:** No

### ZONING APPROVAL

**This document verifies the receipt of a Zoning Application and the fulfillment of all Zoning Code (Title Nine) requirements.**

**Date Approved:** March 29, 2022

**Zoning Plan Reviewer:** Anne Kramer

**Zoning Approved Scope:** (AMENDMENT TO 16PLN-00775 AND 18-B-03229 FOR CHANGES TO THE STREETScape INCLUDING STREET TREES, TRANSFORMER AND TRASH LOCATION, PARKING AREA AND NUMBERS, BIKE PARKING LOCATION, AND UNIT NUMBERS. INTERIOR FIT-OUT FOR THE UNITS) NEW CONSTRUCTION OF EIGHT STORY MULTI-UNIT RESIDENCE

USE OF EIGHT-STORY STRUCTURE AS MULTI-UNIT RESIDENCE (20 UNITS) WITH THIRTY (30) INTEGRAL PARKING SPACES (x REGULAR, 2 ACCESSIBLE) AND ONE (1) LOADING SPACE; EIGHT (8) INTERIOR BICYCLE PARKING SPACES; AND AMENITY SPACE ON FIRST FLOOR.

### ASSOCIATED APPROVALS

**Zoning Board of Appeals:**

**Planning Commission:**

**Art Commission:**

**Pre-application Review Meeting:**