

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

August 19, 2021

President and Members
City Council
City of Pittsburgh

**RE: 714 AMBERSON AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 714 Amberson Avenue, in the 7th Ward, 8th Council District, as shown on the attached plan. A copy of the request is also attached.

JASON AND LAURA ROCK, is proposing to install a new brick and limestone retaining wall with decorative safety fence within the Amberson Avenue Right of Way.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey Skalican".

Jeffrey Skalican
Deputy Director

for Karina Ricks, Director

KR:JM
Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

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

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

Date 3-2-21

Applicant Name HARRY LEVINE ARCHITECT 412-519-3125

Property Owner's Name (if different from Applicant) JASON T. ROCK AND LAURA WRIGHT

Address 714 AMBERSON AVENUE, PGH., PA 15232

Phone Number: 201-725-2471 Alternate Phone Number: 412-913-5619

Location of Proposed Encroachment: 714 AMBERSON AVENUE

Ward: 7TH Council District: 8 Lot and Block LOT 13, BLOCK 52-G

What is the properties zoning district code? R1D-VL (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) ZDR DCP-ZDR-2020-13901

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

Width of Existing Right-of-Way (sidewalk or street): 60' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): LENGTH OF STREET (Before encroachment)

Width of Proposed Encroachment: 1' WIDE WALL WITH 2' SQUARE PILASTERS AT 14" ON CENTER

Length of Proposed Encroachment: 83.03'

Number of feet the proposed object will encroach into the ROW: 4.00'

Description of encroachment: BRICK AND LIMESTONE RETAINING WALL WITH WROUGHT IRON FENCE

Reason for application:

BE CONSISTENT WITH NEIGHBORING WALLS WITH FENCES

PROVIDE SAFETY FOR CHILDREN AT PLAY ON YARD

RETAIN HILLSIDE AT NEWLY GRADED FRONT YARD

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: June 24, 2021
Subject: Proposed Encroachment at 714 Amberson Avenue

The following is in response to the attached 6/15/2021 request regarding the encroachment near 714 Amberson Avenue in the 7th Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are no known PWSA waterlines within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no known PWSA sewerlines within the area of the proposed encroachment that will be impacted during construction of 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.

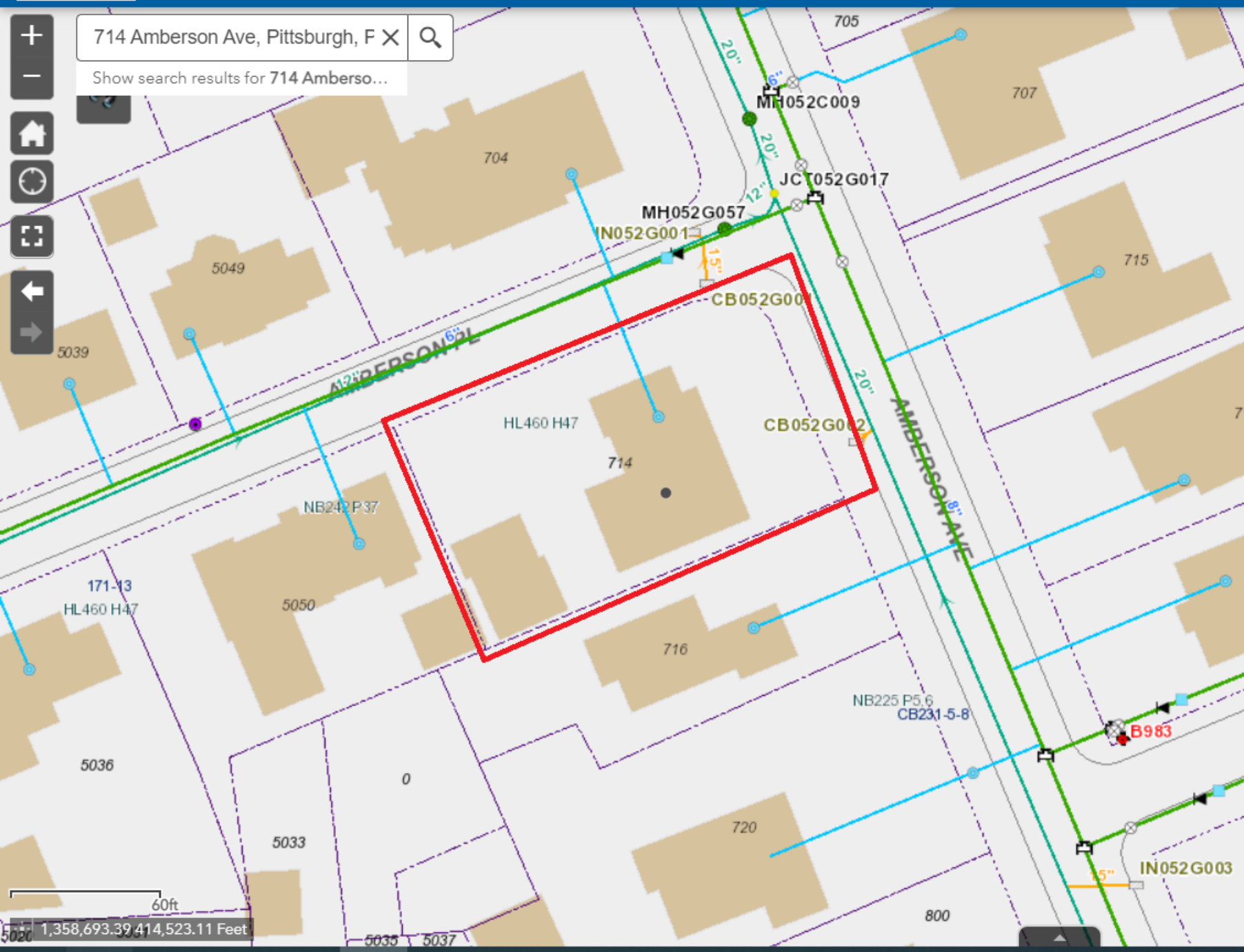
PWSA has no objection to the proposed encroachment under the conditions set forth above.

JAT

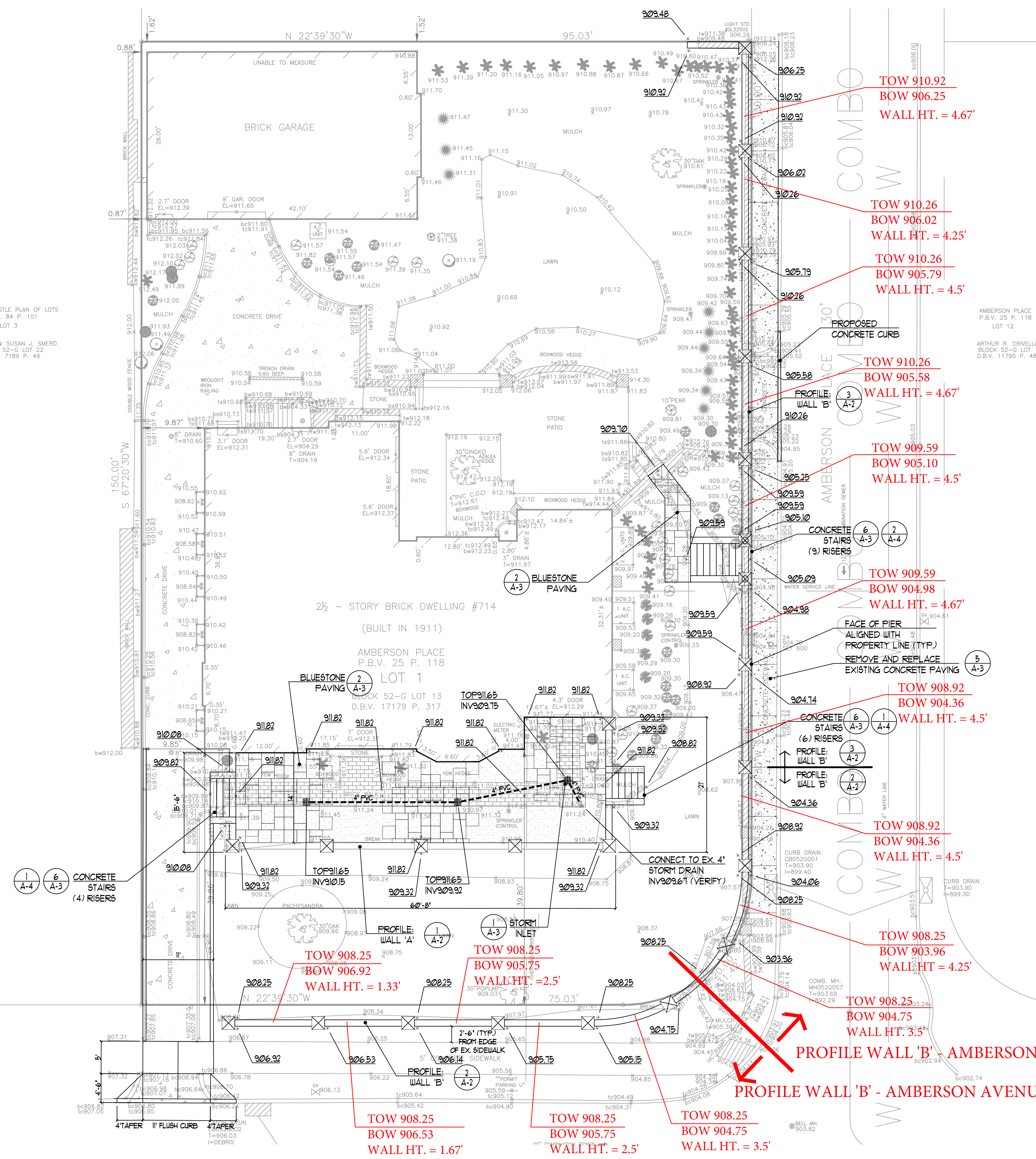
Attachment

714 Amberson Ave, Pittsburgh, F X

Show search results for 714 Amberso...



1,358,693.39 414,523.11 Feet



SERIAL NO.
20202200446

Know what's below.
Call before you dig.

NOTE: The utility locations shown on this plan are approx. locations only as per utility company information and information supplied by the PA One Call System.

*Before you dig anywhere in Pennsylvania STOP! Call PA. One-Call at 811 or 1-800-242-1776 Toll Free for actual field utility locations.

Pennsylvania Act 38 (1991) requires no less than 3 working days notice nor more than 10 working days notice from excavators who are about to dig, drill, blast, auger, bore, grade, trench, or demolish when in the construction phase. A designer is required to give no less than 10 working days nor more than 90 working days notice when engaged in the design phase. Both of these conditions involve the entire Commonwealth.

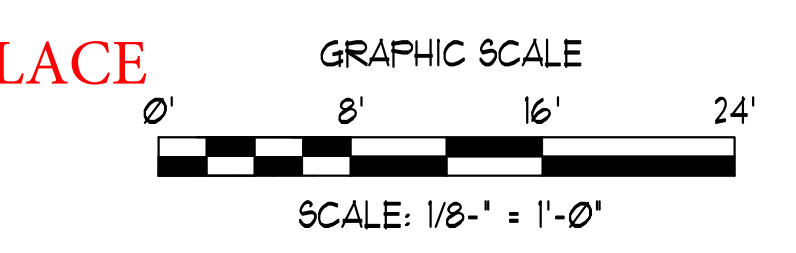
AMBERSON PLACE
P.B.V. 25 P. 118
LOT 12

AMBER CASTLE PLAN OF LOTS
P.B.V. 84 P. 101
LOT 3

PETER C. & SUSAN J. SMERD
BLOCK 52-G LOT 22
D.B.V. 7189 P. 49

ARTHUR R. CRIVELLA
BLOCK 52-G LOT 1
D.B.V. 11789 P. 484

NOTE: BRICK PIERS ARE
3'-0" ABOVE TOP OF WALL
(TOW) HEIGHT



CONSTRUCTION DOCUMENT SET
COPYRIGHT 2020 BY HARRY LEVINE ARCHITECT
VERIFY ALL DIMENSIONS IN THE FIELD

REVISIONS	BY



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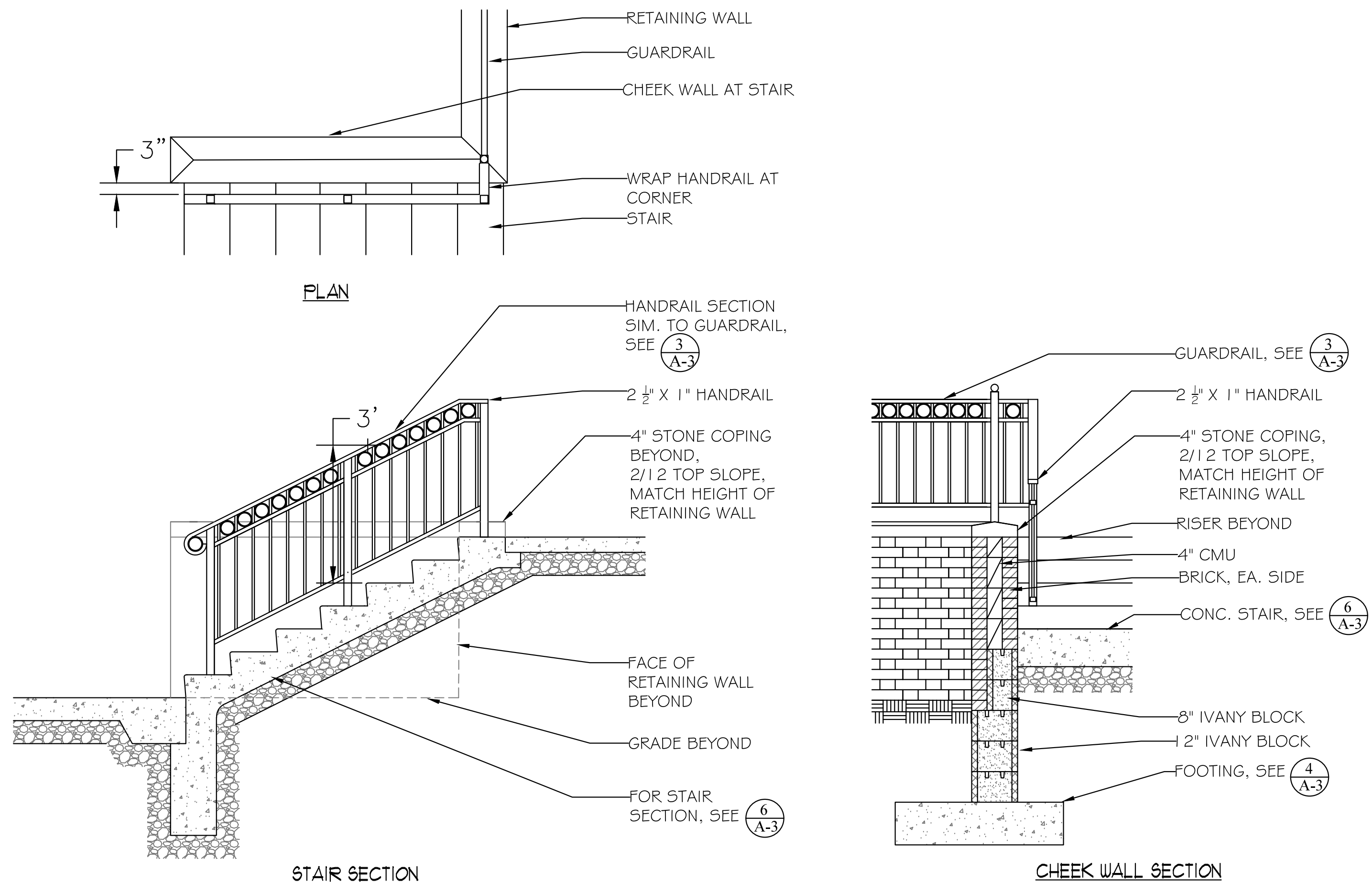
JASON T. ROCK & LAURA WRIGHT
714 AMBERSON AVENUE
Pittsburgh, PA 15201

ROCK RESIDENCE
714 AMBERSON AVENUE
Pittsburgh, PA 15201

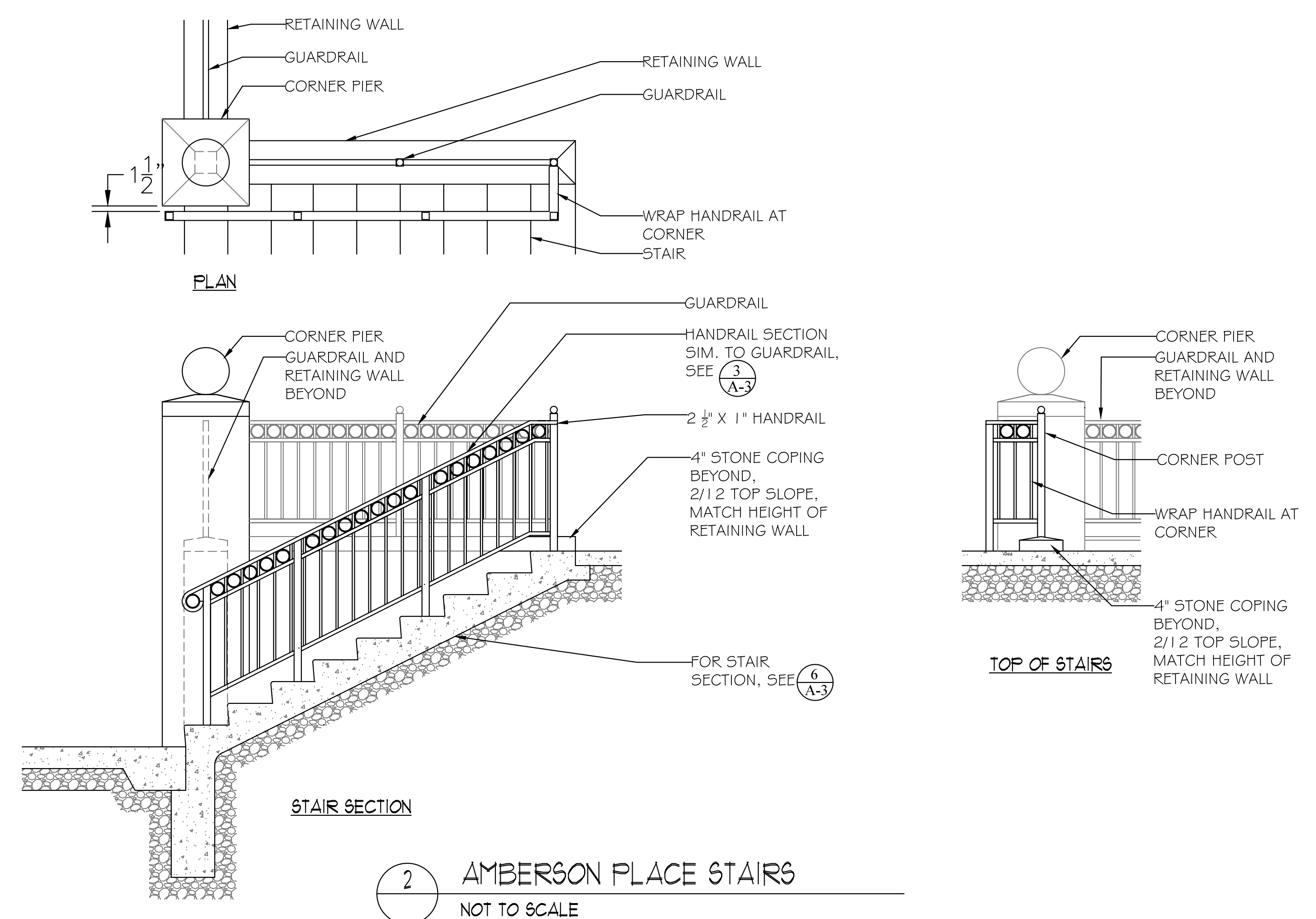
SITE PLAN

DATE 12-02-20
SCALE 1/8" = 1'-0"
DRAWN RPR/LA
JOB
SHEET

A1

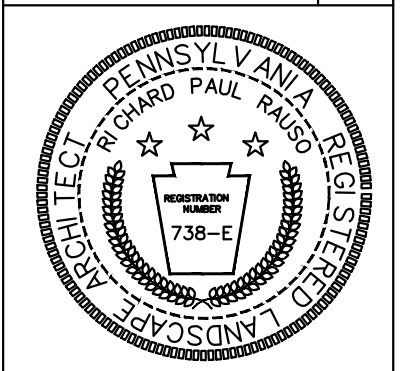


1 BLUESTONE TERRACE STAIRS
NOT TO SCALE



2 AMBERSON PLACE STAIRS
NOT TO SCALE

REVISIONS	BY



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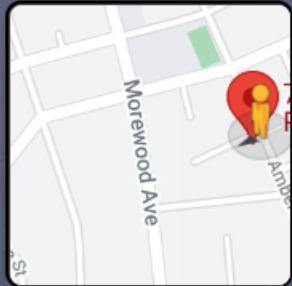
SITE DETAILS

DATE 12-02-20
SCALE 1/8" = 1'-0"
DRAWN RPR/LA
JOB
SHEET

A4



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Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

Date of Hearing: March 18, 2021 (Virtual Hearing)
Date of Decision: May 2, 2021

Zone Case: 52 of 2021
Address: 714 Amberson Avenue
Lot and Block: 52-G-13
Zoning District: R1D-VL
Ward: 7
Neighborhood: Shadyside

Owner: Jason T. Rock & Laura Wright
Applicant: Harry Levine
Request: New retaining wall with open fence on top in front and side yards of single-unit dwelling.

Application: DCP-ZDR-2020-13901

Variance	Section 912.04.C	30' minimum front setback; 0' setback for 6.5' wall requested
	Section 925.06.C	30' minimum exterior side setback; 0' setback for 8.5' wall requested 4' maximum wall height in required front or exterior side setback, 6' requested

Appearances:

Applicant: Harry Levine

Findings of Fact:

1. The Subject Property is located at 714 Amberson Avenue, at the corner of Amberson Place, in an R1D-VL (Residential One Unit Detached Very Low Density) District in Shadyside.

2. The three-story house located on the Subject Property is oriented towards Amberson Avenue. An approximately 5' high brick retaining wall extends along the length of the parcel on the Amberson Place side and is in a deteriorating condition.

3. The grade of the parcel slopes upward from the front and exterior property lines to the house.

4. The Applicant proposes to regrade the parcel and to construct a brick retaining wall that would enclose the front and exterior side yards of the property. As proposed, the new retaining wall would be located on the front and exterior side property lines, with a 0' setback. The height of the wall would range from 1.5' to 5' from grade and a 3' high open wrought iron fence would be placed on the top of the retaining wall. The height of the brick piers that would separate the sections of the wall would be 8' from grade at the highest point.

5. The new wall would, in part, replace the existing retaining wall on the Amberson Place side of the parcel.

6. The Applicant explained that the wall is necessary to accommodate the regrading of the yard.

7. The Applicant also asserted that the wrought iron fence is necessary to safely enclose the yard.

8. The Applicant submitted a series of photographs of similar retaining walls and open wrought iron fences in the proximate area of the Subject Property.

9. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant requests variances from the front and exterior side setback standards in Section 912.04.C, and Section 925.06.A, which provide that fences with a height greater than 4' are not permitted within front or exterior side yard setbacks.

2. The Applicant presented credible evidence that a portion of the proposed wall would replace an existing retaining wall that is necessary to support the topography of the parcel.

3. The open wrought iron portion of the proposal will mitigate the effects of the proposed height of the combined retaining wall and fence in proximity to the front and exterior side property lines.

4. For these reasons, the Board concludes that granting the requested variances, to allow a retaining wall, with a height not to exceed 5', with an open 3' wrought iron fence on top of the wall, and with sectional piers that do not exceed the height of 8', with 0' front and exterior side setbacks, will not have a detrimental impact on the surrounding neighborhood.

5. 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 Section 912.04.C and Section 925.06.C, to allow a retaining wall, with a height not to exceed 5', with an open 3' wrought iron fence on top of the wall, and with sectional piers that do not exceed the height of 8', with 0' front and exterior side setbacks, is hereby APPROVED.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.

LEGAL DESCRIPTION OF PROPOSED WALL EASEMENT

December 24, 2020
20-167082 WALL ESMT

ALL THAT CERTAIN TRACT of land situate in the 7th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being a Proposed Wall Easement in the right of way of Amberson Avenue, a 60 foot right of way, in front of property of Jason T. Rock and Laura Wright (Block 52-G Lot 13, also being Lot 1 in the Amberson Place as recorded in Plan Book Volume 25, page 118), being more particularly described to wit:

Beginning at a point on the westerly right of way line of said Amberson Avenue, where the same is intersected by the dividing line of Lot 1 in said plan and Lot 3 in the Amber Castle Plan of Lots as recorded in Plan Book Volume 84, page 101 (being property now or formerly of Peter G. and Susan J. Smerd, Block 52-G Lot 22); thence along said right of way line North 22° 39' 30" West a distance of 12.00 feet to a point, the true place of beginning; thence from said true place of beginning and along said right of way line North 22° 39' 30" West a distance of 63.03 feet to a point of curvature; thence along the southerly right of way line of Amberson Place, a 30 foot right of way in a northwesterly direction by an arc of a circle curving to the left having a radius of 20.00 feet for an arc distance of 31.42 feet, a chord bearing of North 67° 39' 30" West a chord distance of 28.28 feet to a point; thence by a line in said right of way North 67° 20' 30" East a distance of 24.00 feet to a point; thence through the same South 22° 39' 30" East a distance of 83.03 feet to a point; thence still through the same South 67° 20' 30" West a distance of 4.00 feet to a point at the true place of beginning.

Containing an area of 418 square feet.