



# Boundary St Project

Nov 26, 2019 at the Oakland-Wide Community Meeting

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November 11, 2019

Dear Planning Commissions,

I am writing to you about a residential development on Yarrow Street in the 4<sup>th</sup> ward of the City of Pittsburgh. Our client, PerfectALL Holding Development, is proposing the construction of six (6) three-story residential dwellings on a parcel in the R2 Zone. PerfectAll Holding Development is formally requesting the following variances from the code of ordinances Section 903.03.D.2. Site Development Standards:

1. #Minimum Lot Size: 1,800sqft
2. #Minimum Front Yard Setback: 15 Feet
3. #Minimum Rear Setback: 15 Feet
4. #Minimum Exterior Side Yard Setback: 15 Feet
5. #Minimum Interior Side Yard Setback: 5 Feet
6. #Maximum Height: 40 Feet (Not to Exceed 3 Stories)

Regarding the minimum lot size and minimum lot size per unit:  
The appellant is requesting a variance from the minimum lot size requirement of 1,800 square feet. The odd "L" shape of the lot and sloping topography makes it not possible to develop the property in strict conformity with the provisions of the ordinances. The appellant's proposed development will not alter the essential character of the neighborhood and will not impair the appropriate use of the adjacent properties. This modification will represent the least adjustment possible of Section 903.03.D.2

Regarding the Front Yard Setback:  
The Appellant is requesting a variance from the front yard setback value of 15 feet. The size and odd shape of the lot does not allow for the front yard setback requirement to be met. The lot is an "L" shape and has unique topography which requires modification of front yard setback in order to be developed. Surrounding this development almost all the existing buildings/structures are built on or about the front property line. The

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development will not change, rather it will reflect the existing aesthetics, characteristics and flow of the of the existing neighborhood nor will it impair the use or development of the adjacent properties. If authorized, this variance will represent the least modification possible.

Regarding the Exterior Side Yard Setback:

The Applicant is requesting a variance to the exterior side yard setback of 15 feet. The size and odd shape of the lot does not allow for the exterior side yard setback requirement to be satisfied. The lot is an "L" and has unique topography which requires modification of exterior side yard setback in order for the lot to be developed. Surrounding this development almost all the existing buildings/structures are built on or near the side property line. The development will not change, rather it will reflect the existing aesthetics, characteristics and flow of the of the existing neighborhood nor will it impair the use or development of the adjacent properties



Regarding the Interior Side Yard Setback:

The appellant is requesting a variance to the interior side yard setback of 5 feet. The lot is an odd "L" shape and has unique topography which requires a modification of interior side yard setback in order to be developed. Surrounding this development almost all the existing buildings/structures are built on or near the side property line. The development will not change, rather it will reflect the existing aesthetics, characteristics and flow of the of the existing neighborhood nor will it impair the use or development of the adjacent properties.

Maximum Height: 40 Feet (Not to Exceed 3 Stories):

The applicant is requesting a variance to the maximum height requirement of 40 feet (Not to exceed 3 stories). The size, shape and topography of the lot does not allow for the maximum height to be met. The lot is an "L" and has unique topography which requires a modification to the maximum height requirement in order to be developed. The proposed structures to be built are stepped due to the topography of the lot. In order to properly grade the site, the foundations of some of the structures will be exposed causing the overall structure to exceed the three stories or 40 feet in height. Surrounding this development there quite a few existing buildings/structures that are over 3 stories above the ground. The development will not change, rather it will reflect the existing aesthetics, characteristics and flow of the of the existing neighborhood nor will it impair the use or development of the adjacent properties.

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**"SUBJECT TO** the following restrictive covenant that the property herein described can only be used by the owner of the property and his/her family members, and not for any rental purpose. This restrictive covenant only applies to the grantee in this deed and not any subsequent grantee(s)."









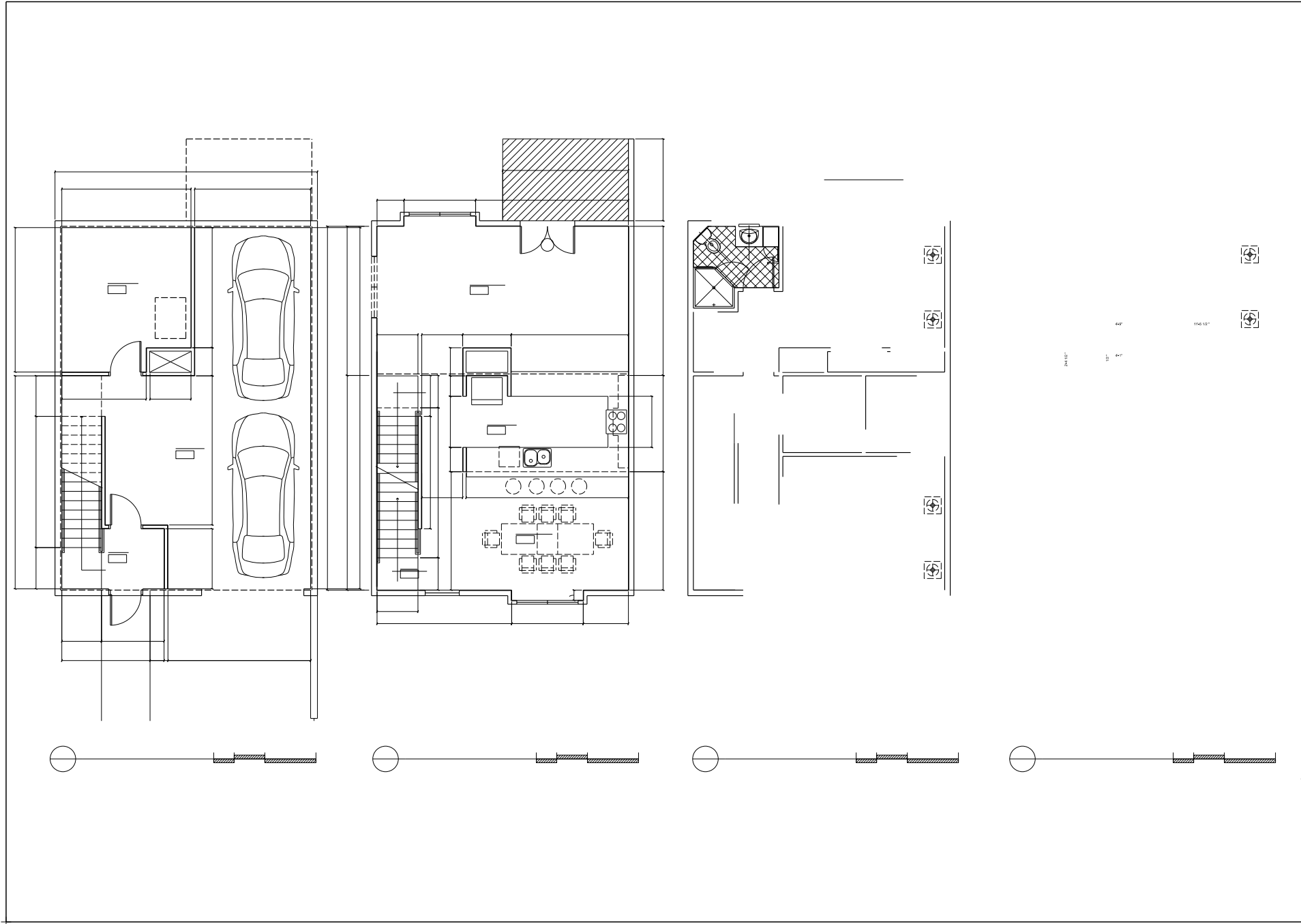




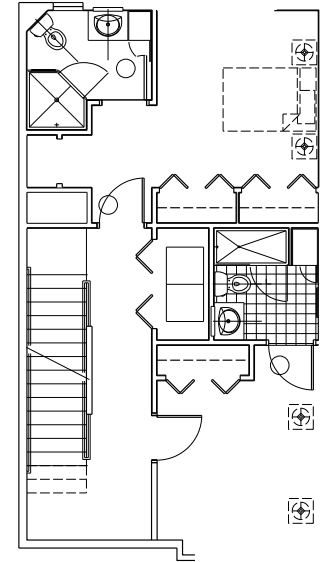
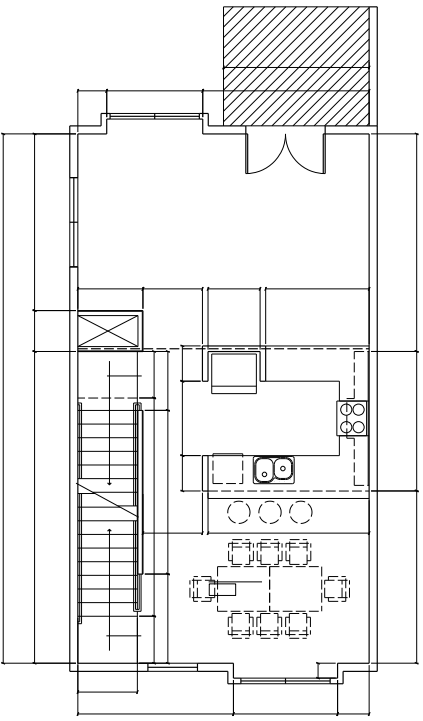
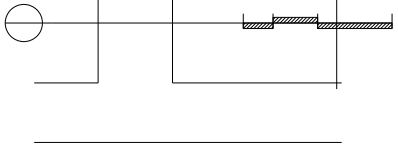
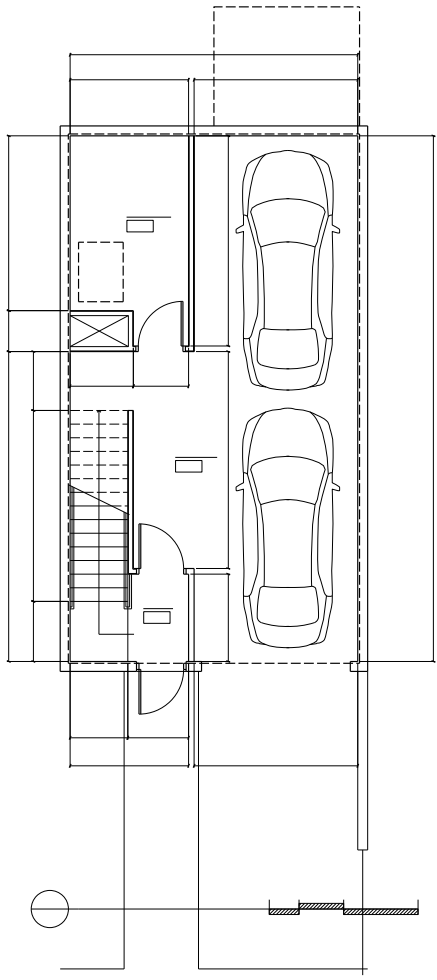






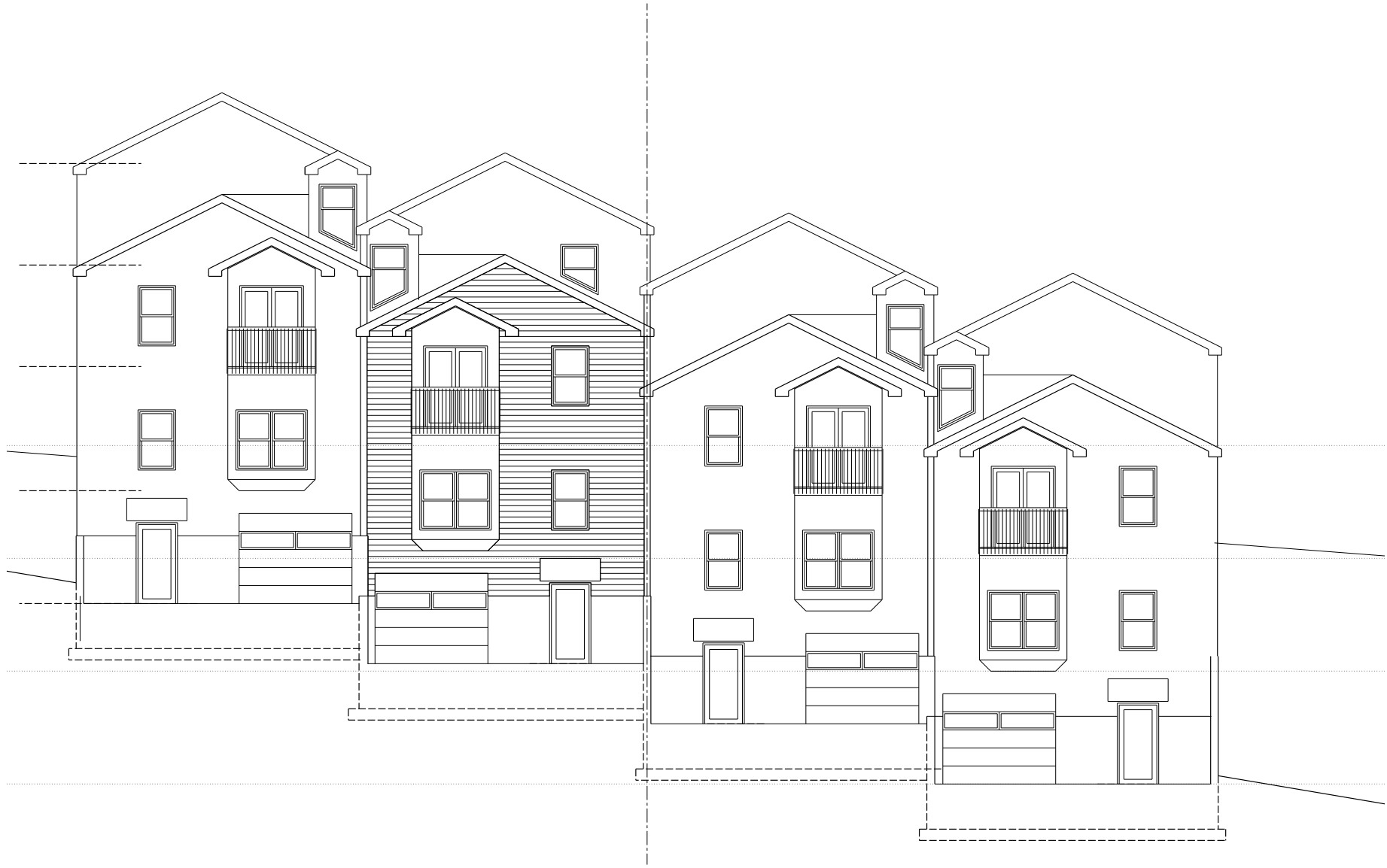


<p>Intelligent Design Group <b>IDG</b><sup>LLP</sup> Architecture</p>				
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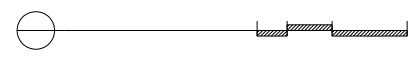


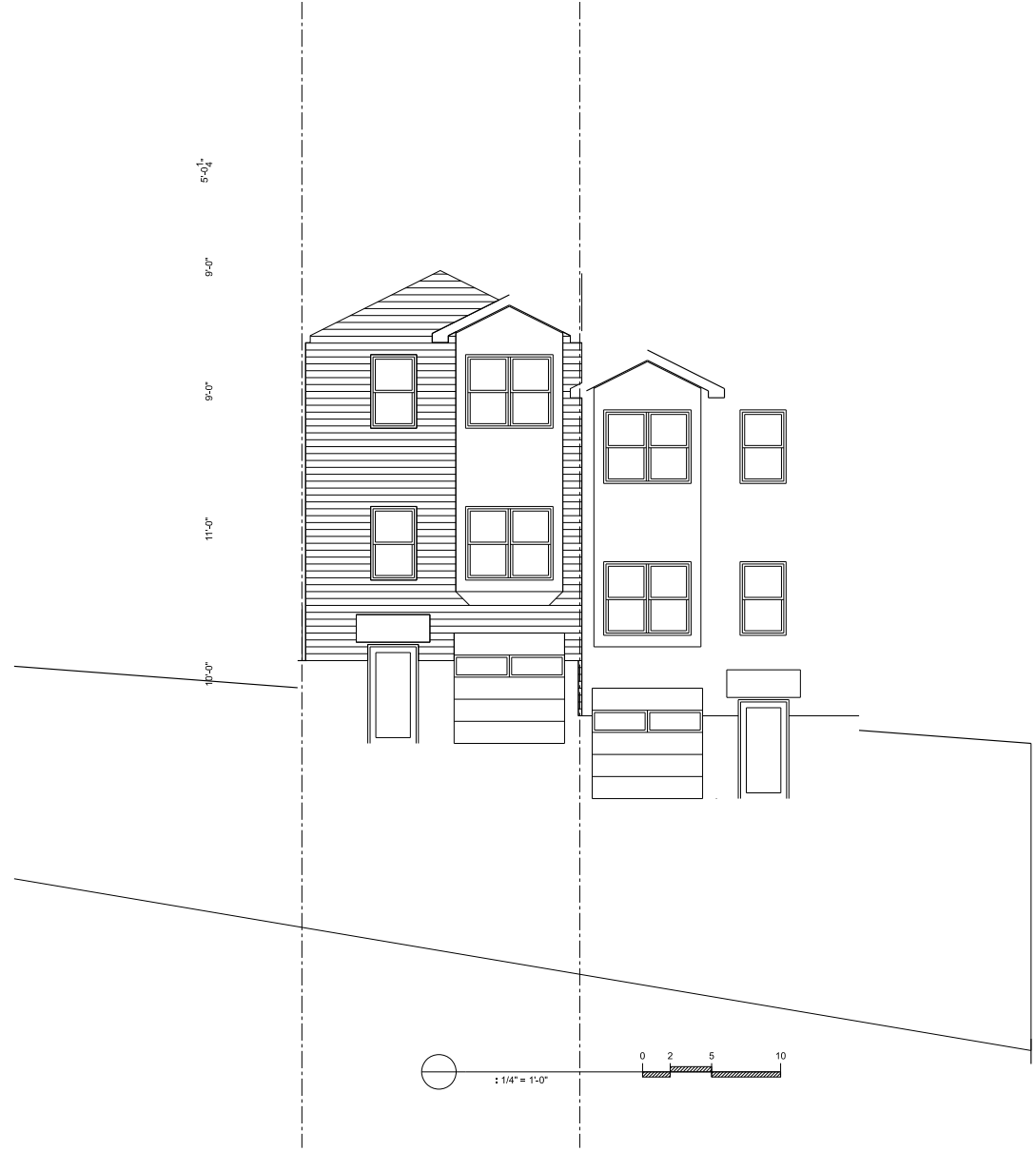


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