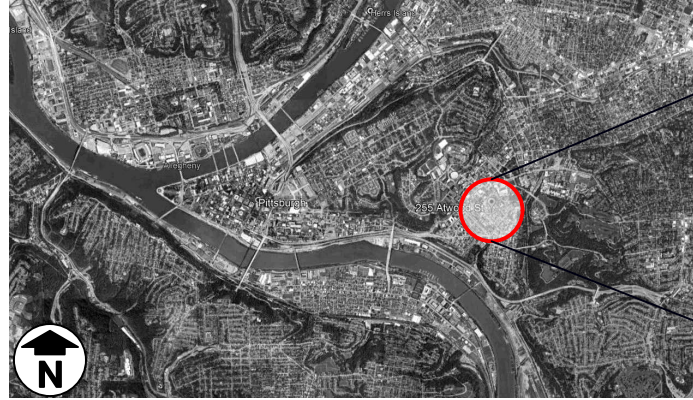


Project Description - 255 Atwood St.

Rear Addition to An Existing 4-Unit Residence In The Oakland Neighborhood:
(Existing Non-Conforming Use (Multi-Unit Dwelling In Public Realm Zoning District))

Project Location



City of Pittsburgh Zoning Information – 255 Atwood St.

Zoning District – **OPR-A** (Oakland Public Realm, Atwood Street Corridor) - Contextual Setbacks and Building Heights are allowed to be utilized

908.03.D.1(b) Allowable Residential Uses – OPR-A District:

1. Single Unit-Detached Residential
2. Single Unit-Attached Residential
3. Two-Unit Residential

***(Multi-Family Dwelling is an Existing Non-Conforming Use per 921.02)*

908.03.D.1(c) Site Development Standards – OPR-A District:

Min. Lot Size	None
Max. Floor/Area Ratio	3:1
Min. Front Yard Setback	0ft.
Min. Rear Setback	20ft (when not adjacent to a Way)
Min. Exterior Sideyard Setback	5ft
Min. Interior Sideyard Setback	0ft (per 925.06.C)
Max. Height	40 ft. (not to exceed 3 stories)

Off-Street Parking Requirements: N/A - No new Dwelling Units being constructed

Administrators Exception Required (925.06.G): None

Special Exceptions: 921.02.A.1 Enlargement of a Non-Conforming Use:

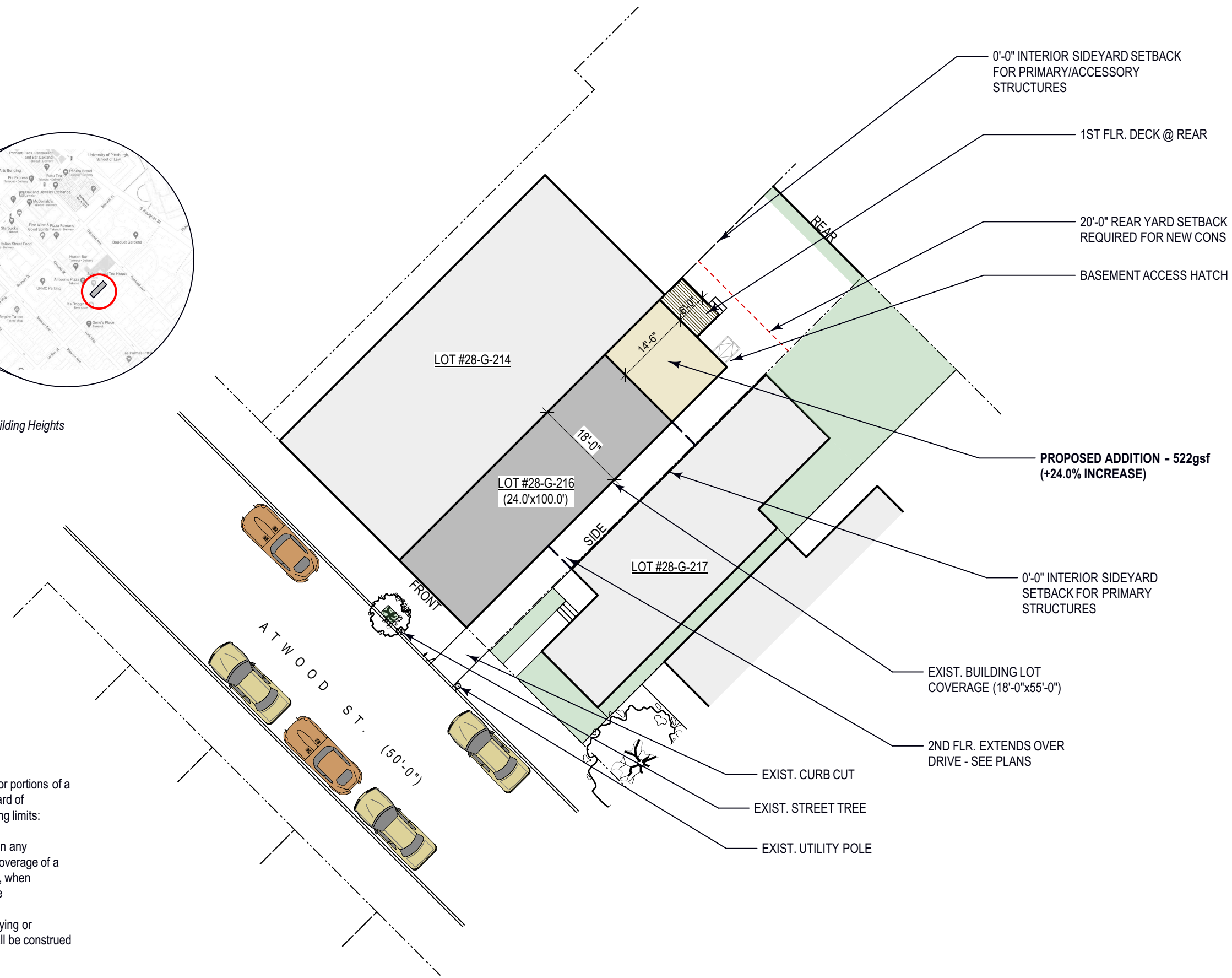
A nonconforming use may not be enlarged, expanded or extended to occupy parts of another structure or portions of a site that it did not occupy on the date that it became nonconforming, unless approved by the Zoning Board of Adjustment as a special exception, pursuant to the procedures of Sec. 922.07 and subject to the following limits:

921.02.A.1 Enlargement of a Non-Conforming Use:

- (a) **Limit on Enlargement:** The Zoning Board of Adjustment shall not allow as a special exception any enlargement, expansion or extension that has the effect of increasing the total floor area or lot coverage of a nonconforming use ... by more than Twenty Five (25) percent in a non-residential zoning district, when compared to the floor area or site area coverage of the nonconforming use at the time it became nonconforming.
- (b) The enlargement of a nonconforming use that has the effect of making a structure noncomplying or nonconforming in any other respect shall not be permitted as a special exception, but rather shall be construed as a request for a variance, subject to the procedures of Sec. 922.09

Existing Building GSF:	- 2,178.0gsf (1st-990gsf, 2nd-1188gsf)
Max New GSF @ 25%:	- 544.5gsf
Proposed New GSF:	- 522gsf (+24.0%) (1st- +261.0gsf, 2nd- +261.0gsf)

1 SITE PLAN
Scale: 1" = 20'-0"



0'-0" INTERIOR SIDERYARD SETBACK FOR PRIMARY/ACCESSORY STRUCTURES

1ST FLR. DECK @ REAR

20'-0" REAR YARD SETBACK REQUIRED FOR NEW CONS

BASEMENT ACCESS HATCH

PROPOSED ADDITION - 522gsf (+24.0% INCREASE)

0'-0" INTERIOR SIDERYARD SETBACK FOR PRIMARY STRUCTURES

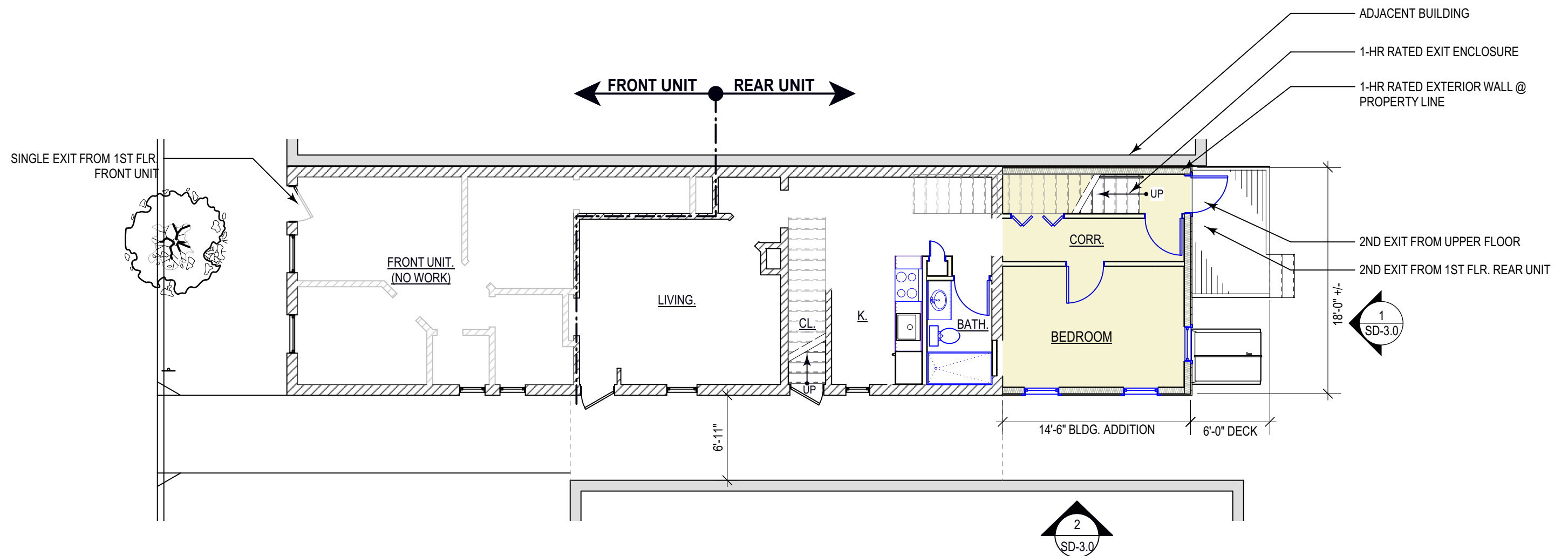
EXIST. BUILDING LOT COVERAGE (18'-0"x55'-0")

2ND FLR. EXTENDS OVER DRIVE - SEE PLANS

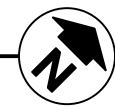
EXIST. CURB CUT

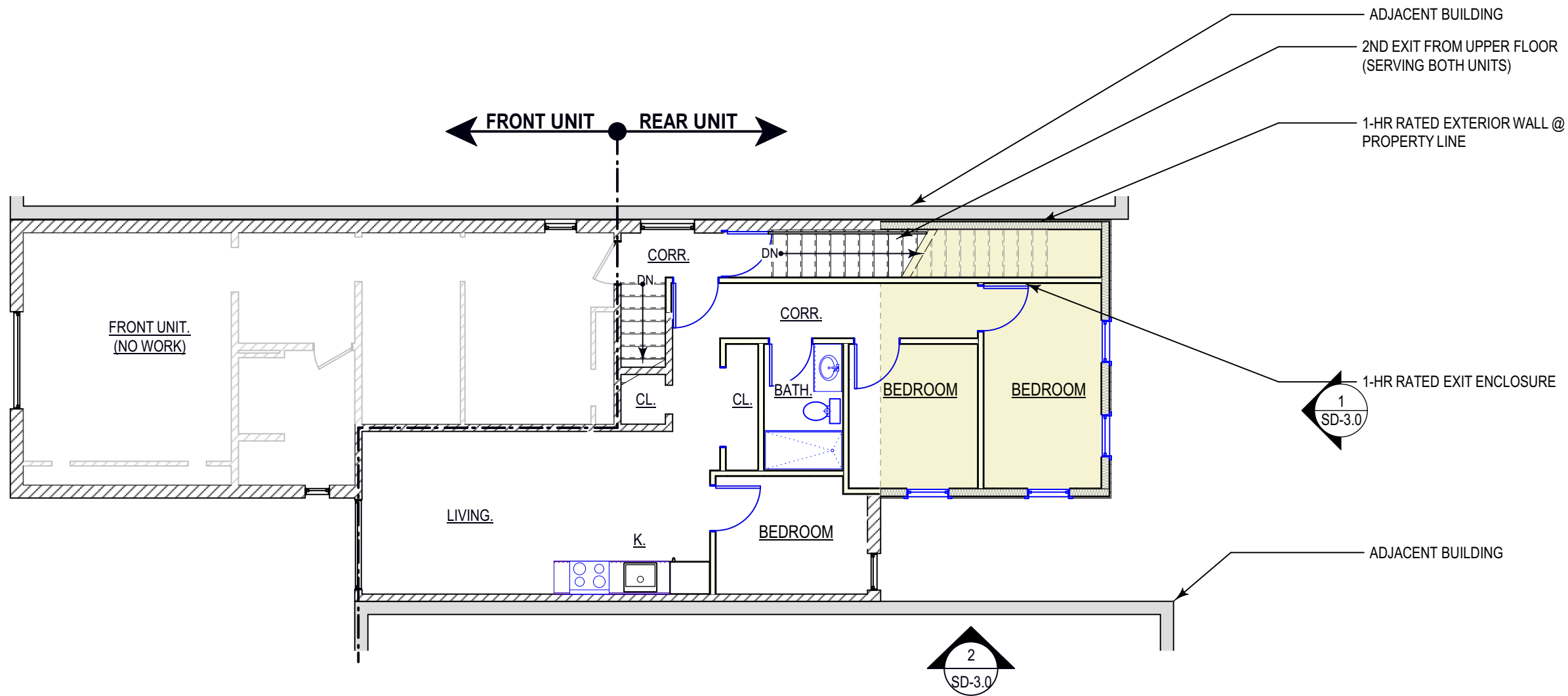
EXIST. STREET TREE

EXIST. UTILITY POLE

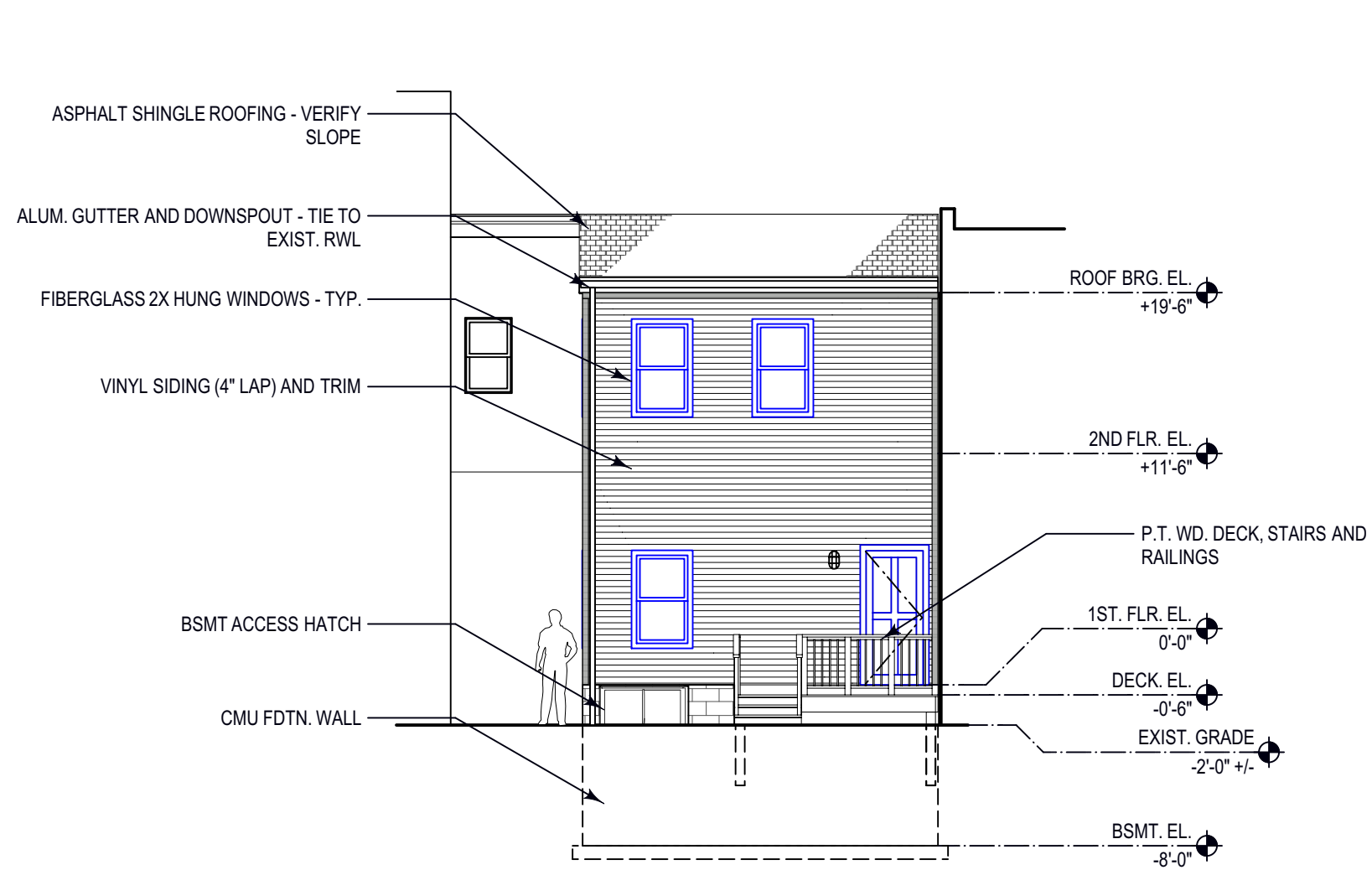


1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

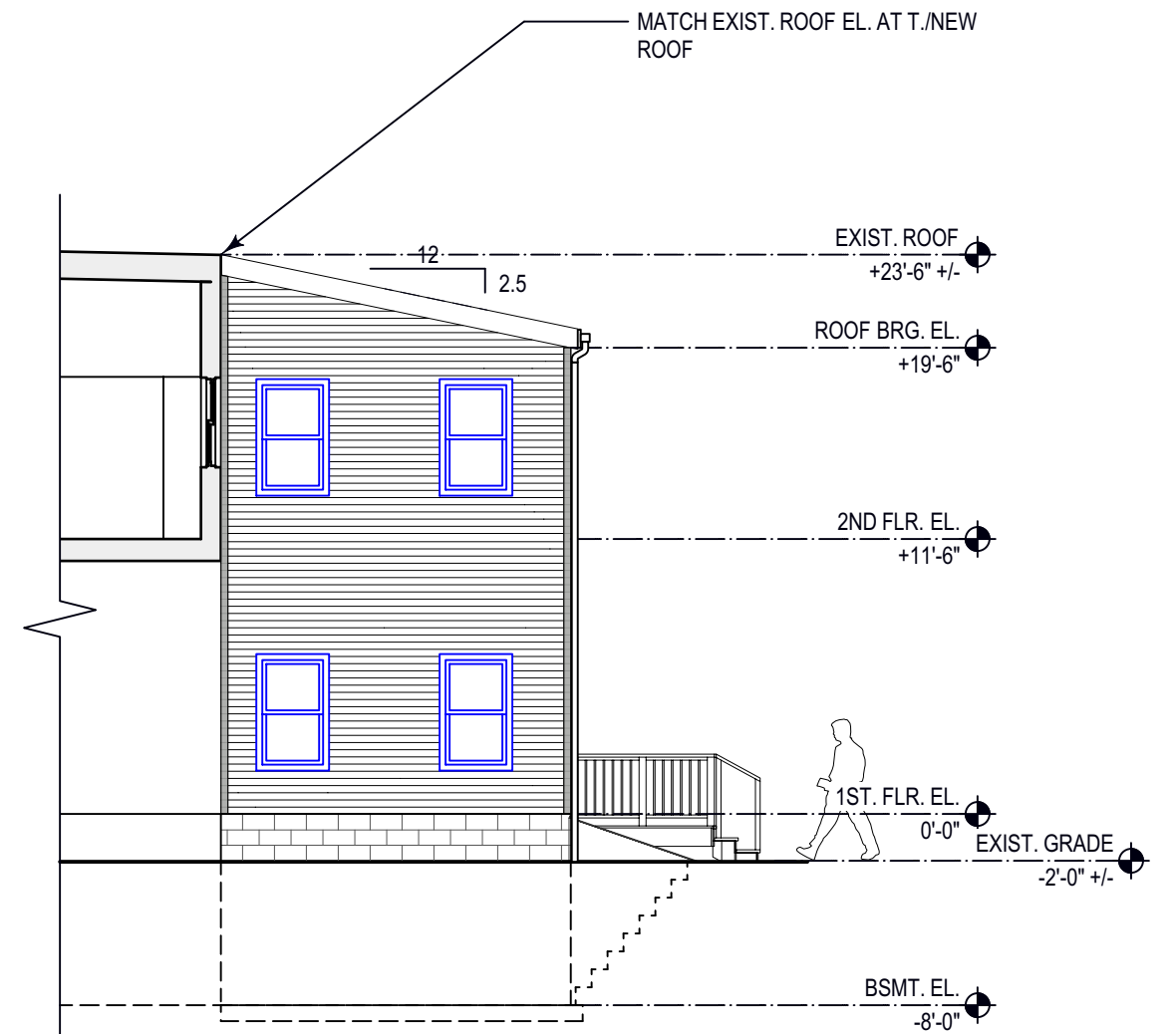




1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



1 EAST ELEVATION (REAR)
Scale: 1/8" = 1'-0"



2 PARTIAL SOUTH ELEVATION (SIDE)
Scale: 1/8" = 1'-0"