

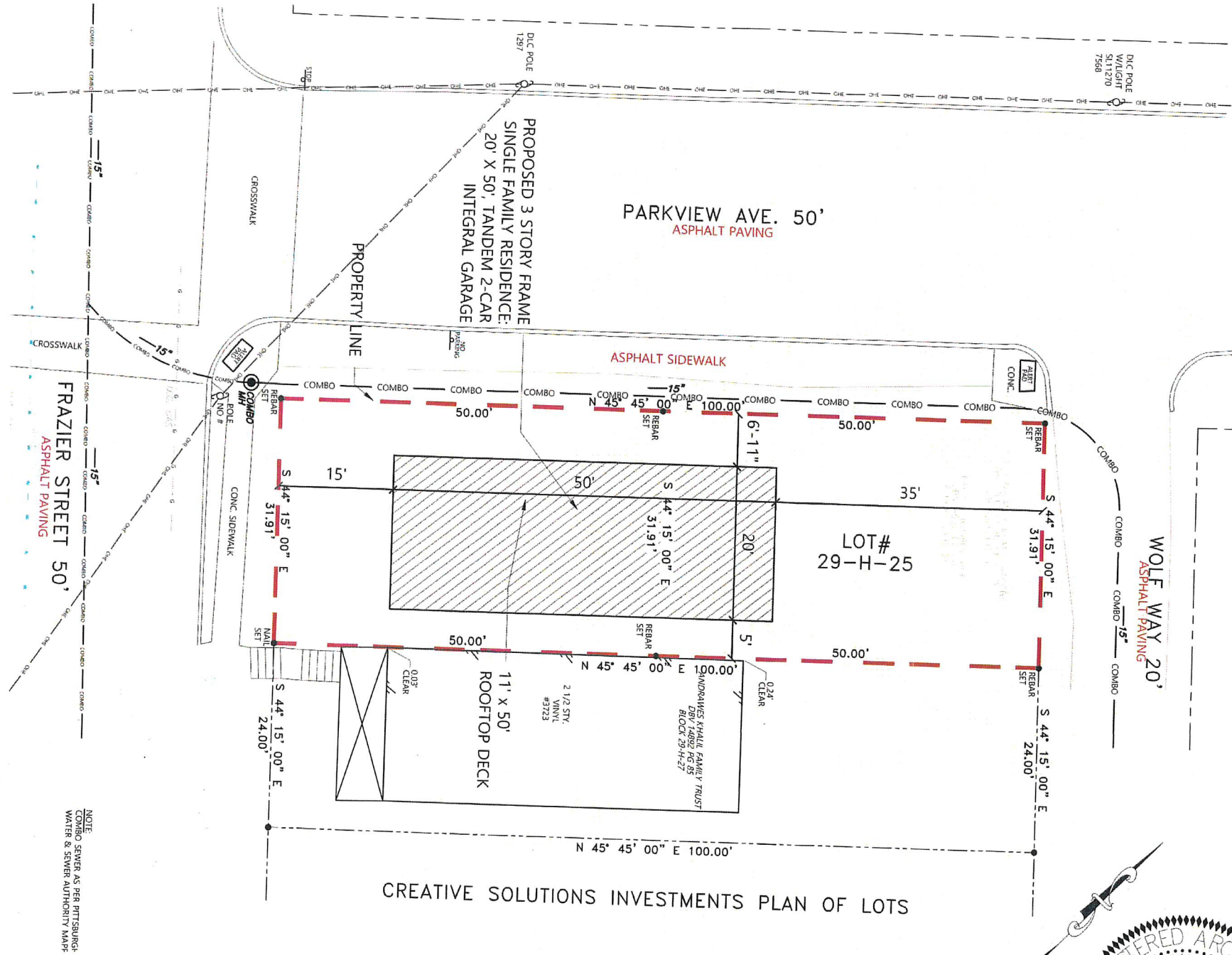


FRAZIER STREET NEW RESIDENCE

eos Studio Arc, LLC
Architects - Designers
2006 Noble Street
Pittsburgh, PA 15218
412-342-8338
www.eos-studioarc.com



LOCATION – FRAZIER STREET, OAKLAND, CITY OF PITTSBURGH

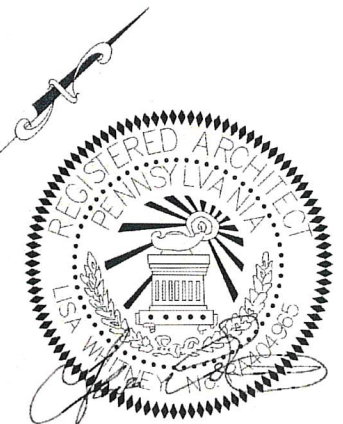


PROJECT INFORMATION

PROPERTY OWNER: CREATIVE SOLUTIONS INVESTMENTS
 4TH WARD, CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA
 ZONING DISTRICT: R1A-H

LOT# 29-H-25

REQUIRED	REQUESTED
MIN. LOT SIZE: 1,800	(ACTUAL) 3,191SF
SETBACKS:	
FRONT (FRAZIER) = 15'	15'
REAR = 15'	35'
INT SID'EYD = 5'	5'
EXT SID'EYD = 15' (PARKVIEW)	6.91'
MAX HT: 40'3 STORIES	40'3 STORIES



REVISED: FEBRUARY 3, 2020
 DECEMBER 18, 2019

1/16" = 1'-0"
PLT

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 LISA WHITNEY, RA lwhitney@eos-studioarc.com

NEW RESIDENCE
 FRAZIER STREET, PITTSBURGH PA 15212

PLOT PLAN



ELEVATION



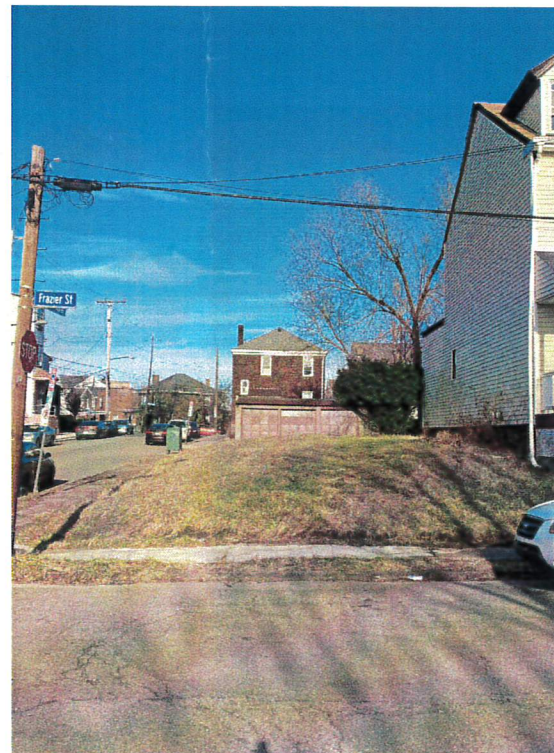


ZONING DISTRICT: R1A-H

- Minimum Lot Size = 1,800 sf
 - 3,191 sf requested (compliant)
- Minimum Front Setback = 15 ft.
 - 15' requested (compliant)
- Minimum Rear Setback = 15'
 - 35' requested (compliant)
- Minimum Interior Sideyard Setback = 5 ft.'
 - 5' requested (compliant)
- **Minimum Exterior Sideyard Setback = 15 ft.'**
 - **6.91' requested**
- Maximum Height= 40 ft. (not to exceed 3 stories)
 - compliant

 R1A-H

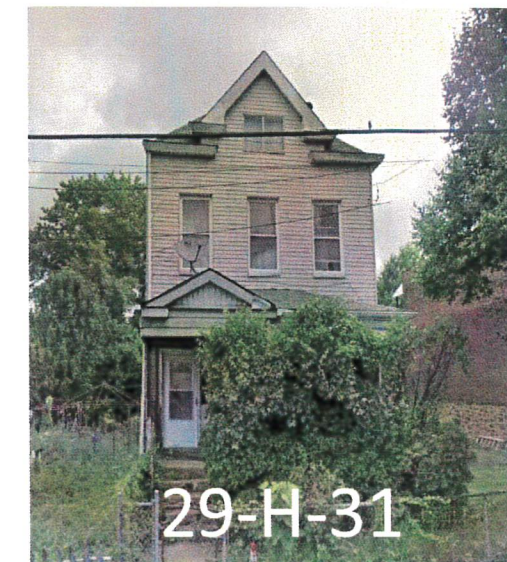
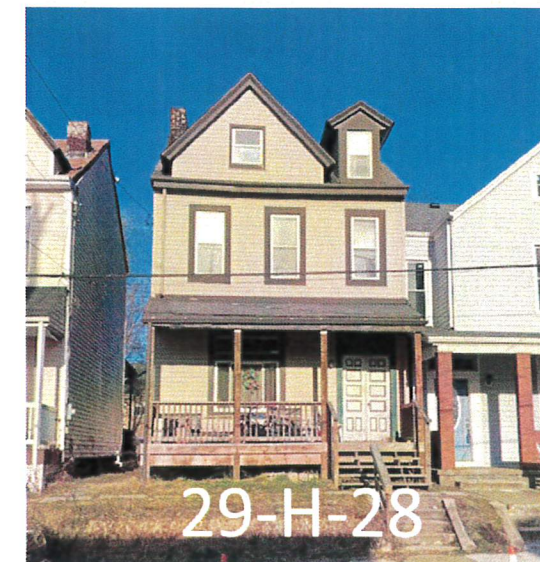
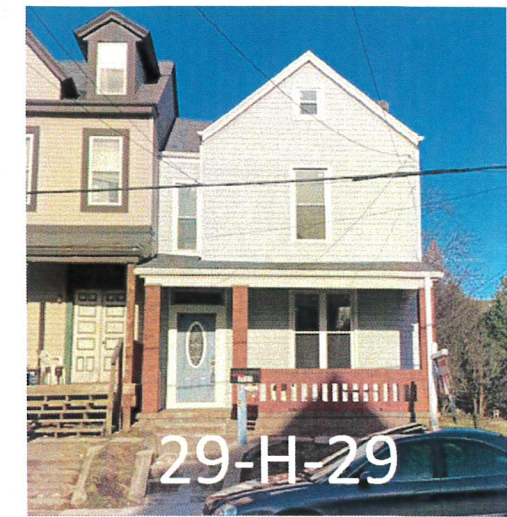
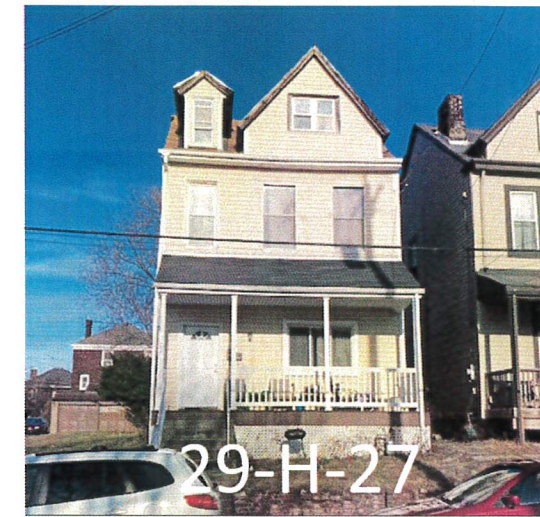
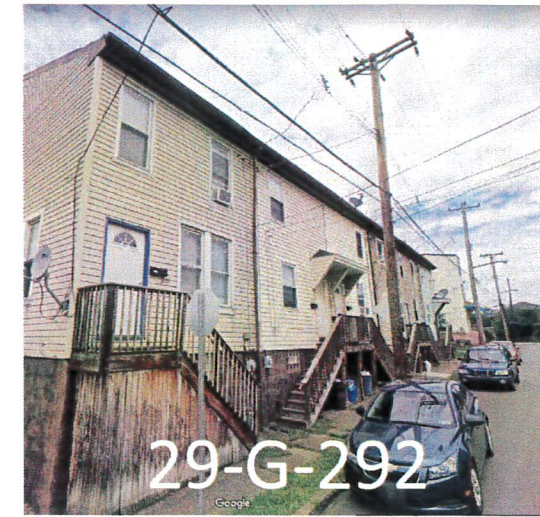
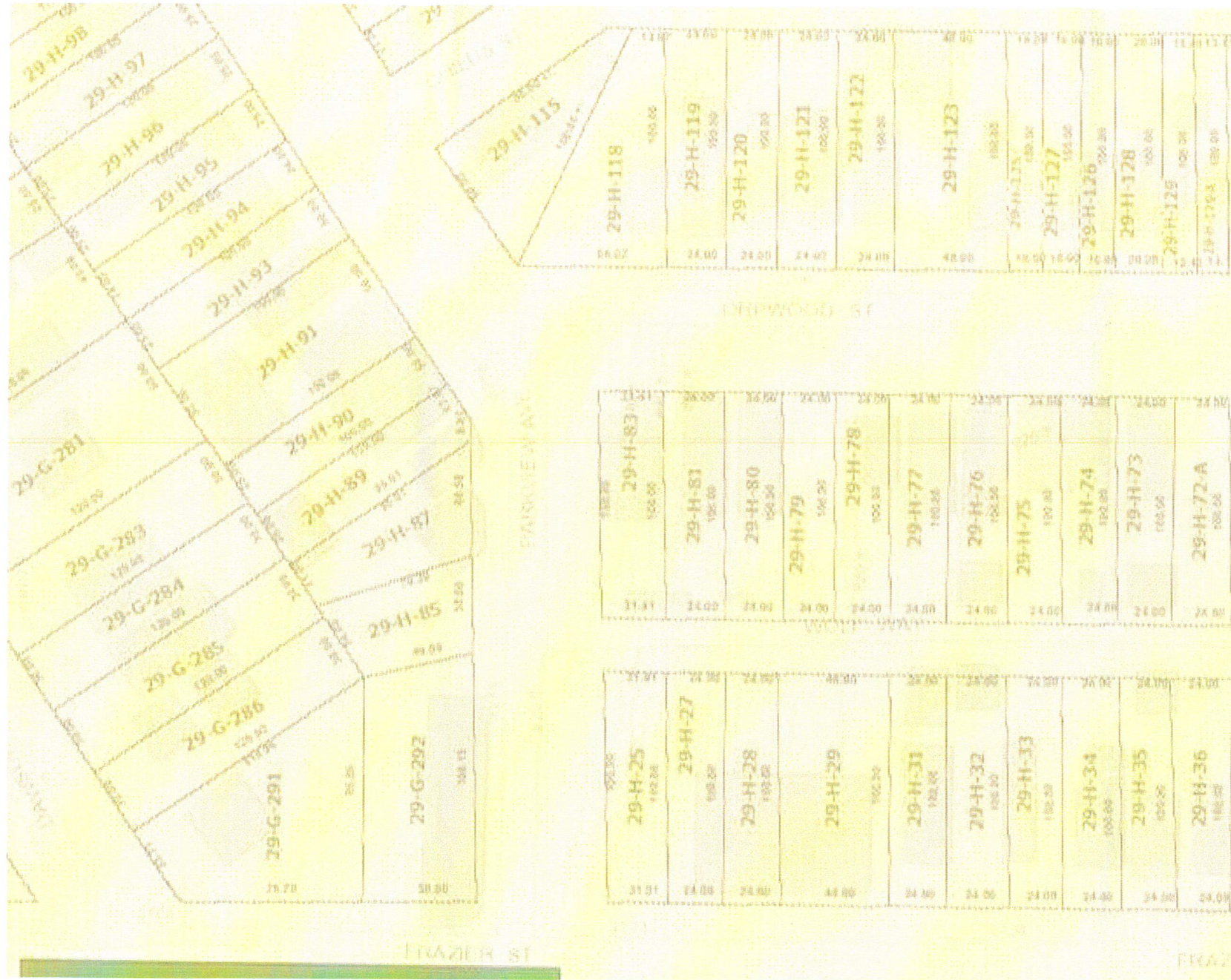
ZONING REQUIREMENTS



NEIGHBORHOOD CONTEXT



NEIGHBORHOOD CONTEXT- HOUSE BEHIND LOT WITHOUT SETBACK: 3700 ORPWOOD ST.



NEARBY LOTS W/O SETBACKS:

- 29-G-292, 29-H-83, 29-H-27
- 29-H-28, 29-H-31, 29-G-27
- 29-H-81, 29-H-80 + MORE

NEIGHBORHOOD CONTEXT- OTHER HOUSES WITHOUT SETBACK