

desmone

PREPARED FOR:

**ZBA Hearing;
City of Pittsburgh**

PROJECT NAME:

Duffield Street Duplexes

DATE:

August 2021

 designed to thrive.

Request for Variance

Overview

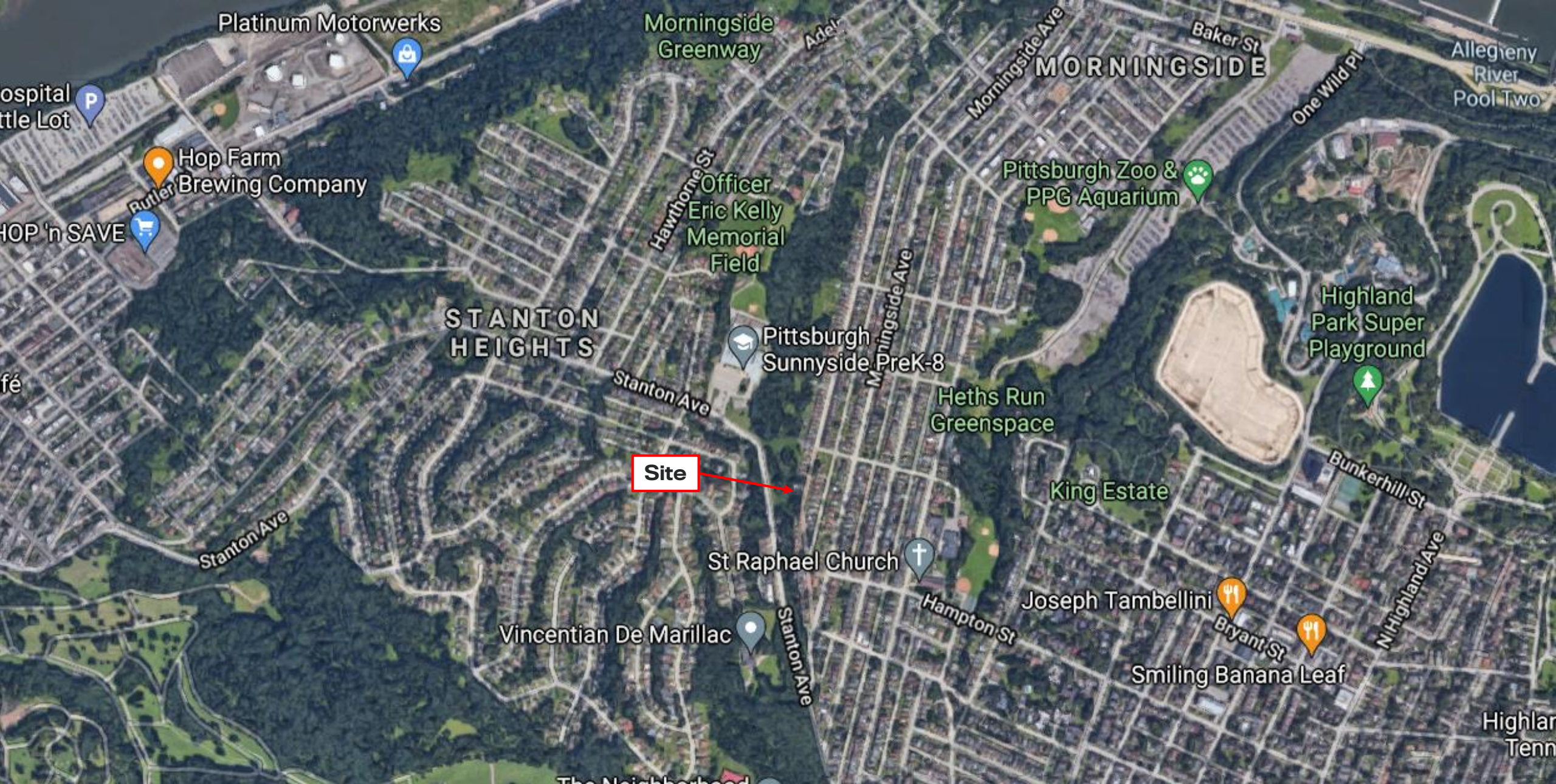
Variance 1 903.03.B.2 Site Development Standards

**Minimum Lot Size of 5,000 Square Feet
Reduced down to 3,000 Square Feet Minimum.**

Project Information

- Zoning District: R2-L Two Unit Residential Low Density
- Neighborhood(s): Stanton Heights and it borders Morningside
- Ward: 10
- Parcel Number: 82-E-50

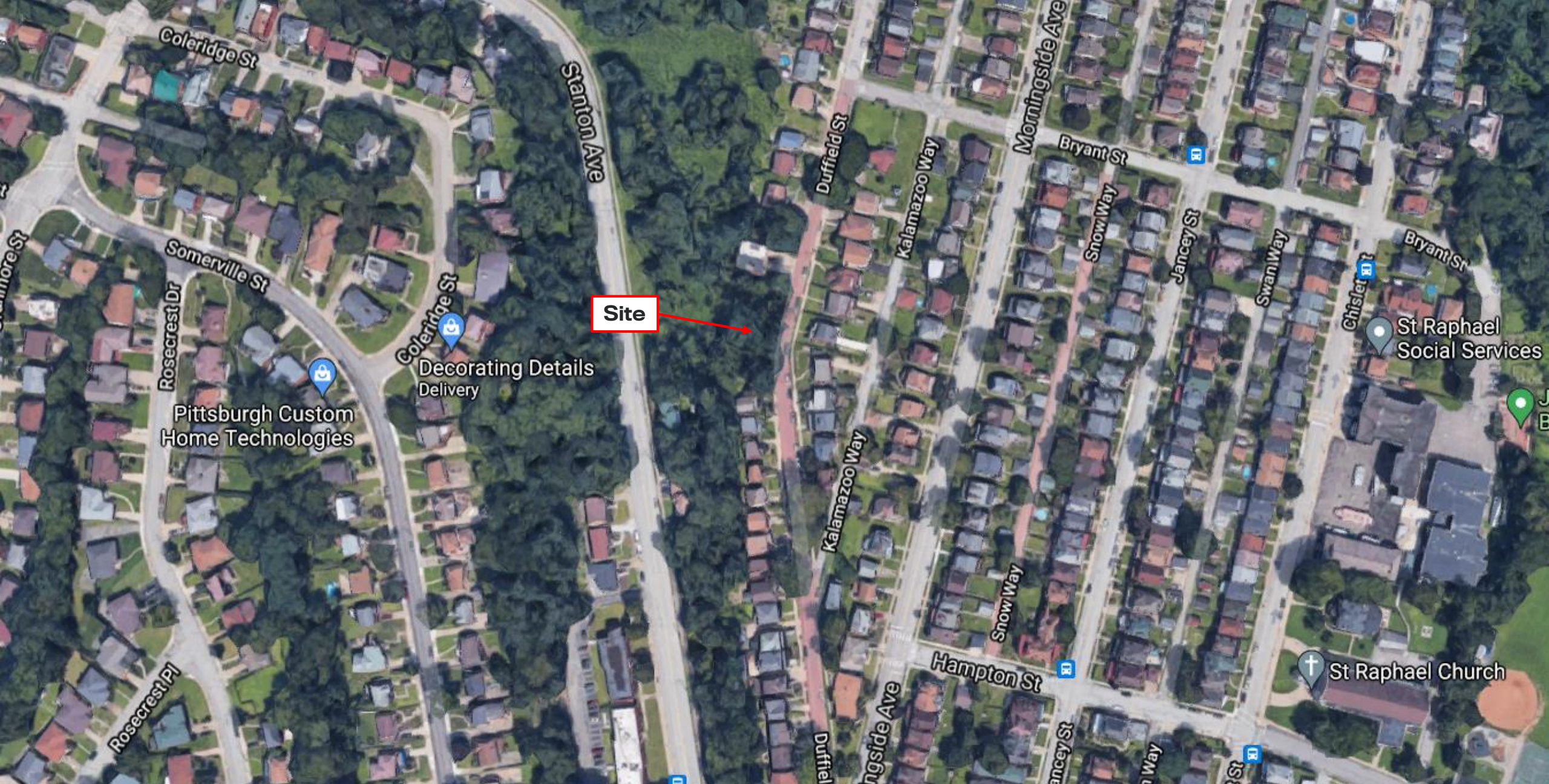




Site

Macro Site

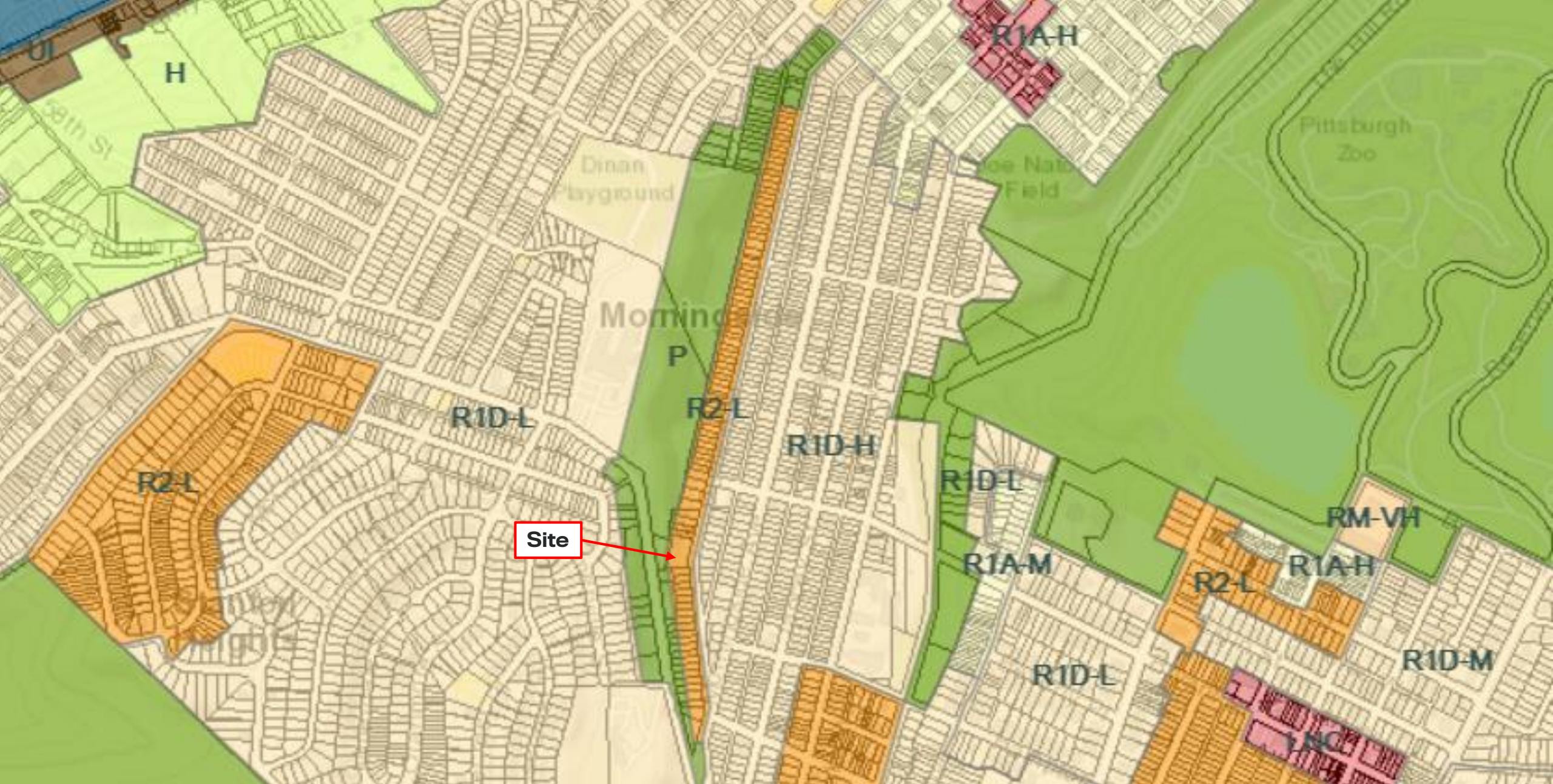




Site

Micro Site







Existing Context Photo

Looking towards right side of the property





Existing Context Photo

Looking towards left side of the property





Existing Context Photo

Looking down Duffield Street and hillside



Existing District/ Property Standards.

Property Information and Facts:

- Based on the City of Pittsburgh Zoning Map
 - Parcels to the Right of the proposed development:
 - Parcel: 82-E-47
 - Single Family: Lot Area: 3,932 SF
 - Parcel: 82-E-50-1
 - Single Family: Lot Area: 3,932 SF
 - Parcel: 82-E-46
 - Vacant Land: Lot Area: 5,796 SF
 - Parcel: 82-E-45
 - Single Family: Lot Area: 5,402 SF
 - Parcel: 82-E-44
 - Single Family: Lot Area: 5,803 SF
 - Parcel: 82-A-47
 - Single Family: Lot Area: 6,380 SF
 - Parcel: 82-A-48
 - Single Family: Lot Area: 5,280 SF
 - Parcel: 82-A-46
 - Single Family: Lot Area: 5,500 SF

Property Information and Facts:

- Based on the City of Pittsburgh Zoning Map
 - Parcels to the Left of the proposed development:
 - Parcel: 82-E-58
 - Single Family: Lot Area: 2,720 SF
 - Parcel: 82-E-60
 - Single Family: Lot Area: 2,975 SF
 - Parcel: 82-E-62
 - Single Family: Lot Area: 2,975 SF
 - Parcel: 82-E-65
 - Single Family: Lot Area: 2,975 SF
 - Parcel: 82-E-67
 - Single Family: Lot Area: 2,975 SF
 - Parcel: 82-E-69
 - Single Family: Lot Area: 2,975 SF
 - Parcel: 82-E-71
 - Single Family: Lot Area: 2,975 SF
 - Parcel: 82-E-14
 - Single Family: Lot Area: 5,335 SF

Of the 16 parcels adjacent to our lot, not one is listed as a Two Unit Residential and only one lot is a minimum of 6,000 SF



Existing District/ Property Standards.

Property Information and Facts:

- The property borders the Parks and Open Space District in the Rear.
- On the other side of Duffield Street, is the R1D-H District (Single Unit Detached Residential High Density)
 - This district currently allows for 1,800 SF Min. Lot Sizes
 - 1,200+ SF smaller than what we are requesting here.
- For Narrow Lot Contextual Side Yard Setbacks 37' or less is only required to have 3' setbacks
 - The two proposed lots 1 and 6 both have 7'-6" setbacks from their neighboring property lines.
 - Between the interior of the units will be almost 13' and 16' at their smallest points.

Property Information and Facts:

- Based on Google Maps; on the side of Duffield Street that the project is proposed.
 - 925 and 935 Duffield Street (Two Unit - One Parcel)
 - 1171 and 1177 (Two Units - One Parcel)
 - 1215 and 1217 (Two Units - One Parcel)

**Of the approximate 90 homes on this side of Duffield Street,
only 3 houses are listed as Two Unit Residential.**

**This strip of land really should be classified as
R1D (Single Unit Detached Residential) that is across the street.**



1143, 1145, 1151, 1157, 1161 Duffield Street.



Existing Context Photo

Adjacent Homes as precedent



1123, 1119, 1115, 1111, 1109 Duffield Street.



Existing Context Photo

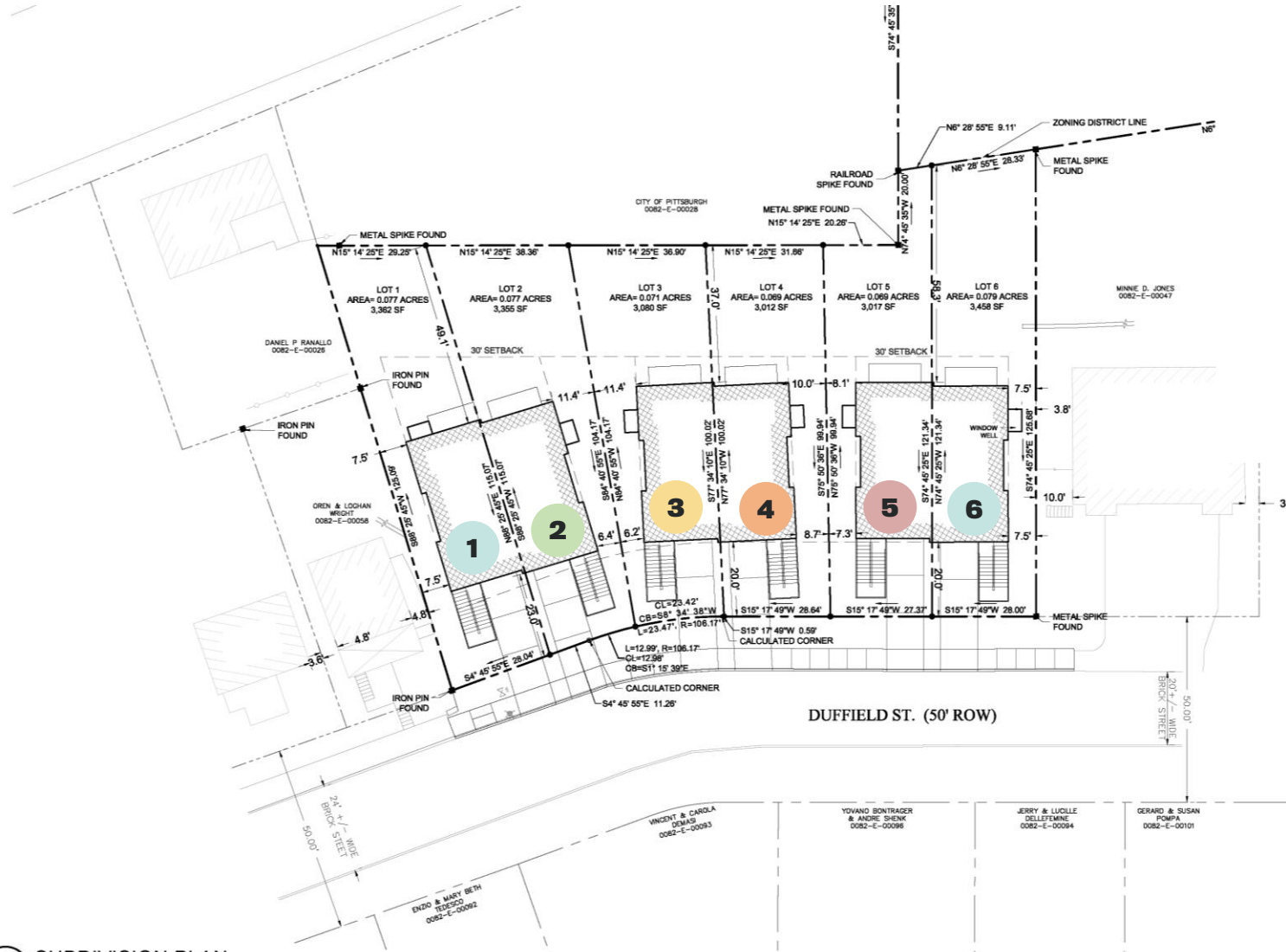
Adjacent Homes as precedent



Proposed Site Plan.

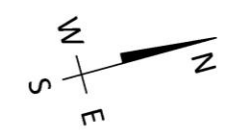
Proposed Lot Sizes.

- 1 3,362 Square Foot Lot
- 2 3,355 Square Foot Lot
- 3 3,080 Square Foot Lot
- 4 3,012 Square Foot Lot
- 5 3,017 Square Foot Lot
- 6 3,458 Square Foot Lot

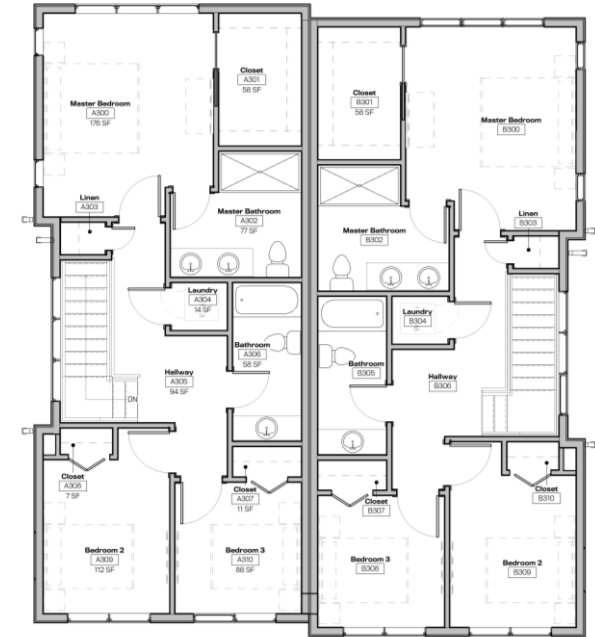
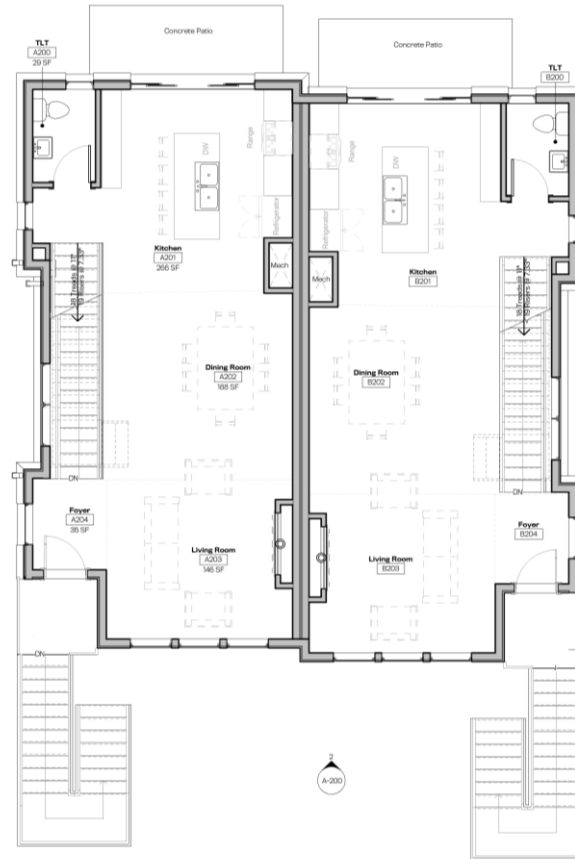
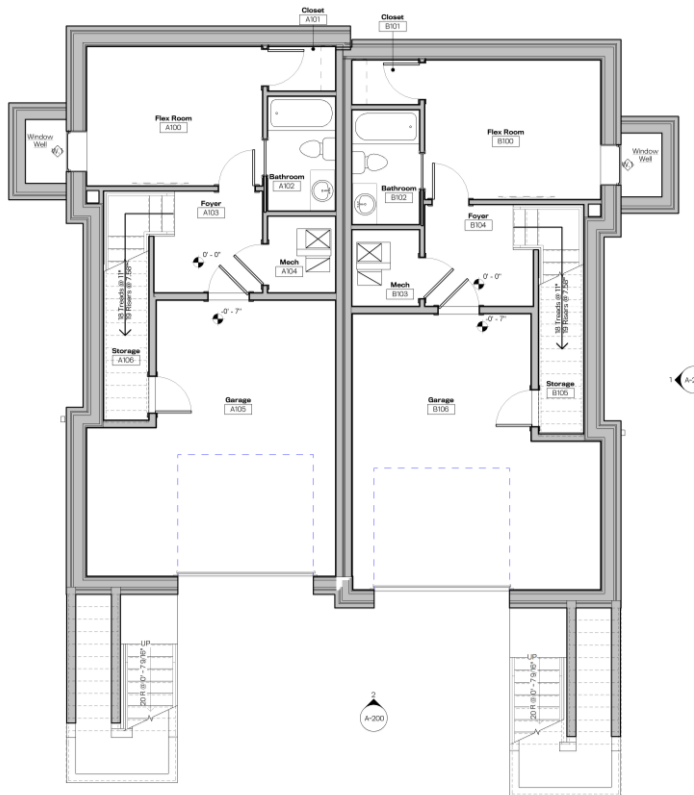


LEGEND

- Proposed Subject Property Lines
- Adjacent Property Lines
- Building Setback Line
- Subject Corner Set (3/4" Iron Pin With Cap)
- Property Evidence Found



Proposed Design: Floor Plans.



First Floor Plan

Second Floor Plan

Third Floor Plan



Proposed Design: Elevations.



Front Elevation.



Side Elevation.

Proposed Design: Elevations.



Rear Elevation.



Side Elevation.

Proposed Design: Render.



Proposed Design: Render.



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Proposed Design: Render.



Contact.

Primary Contacts.

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Thank you for your time!
Questions?

