

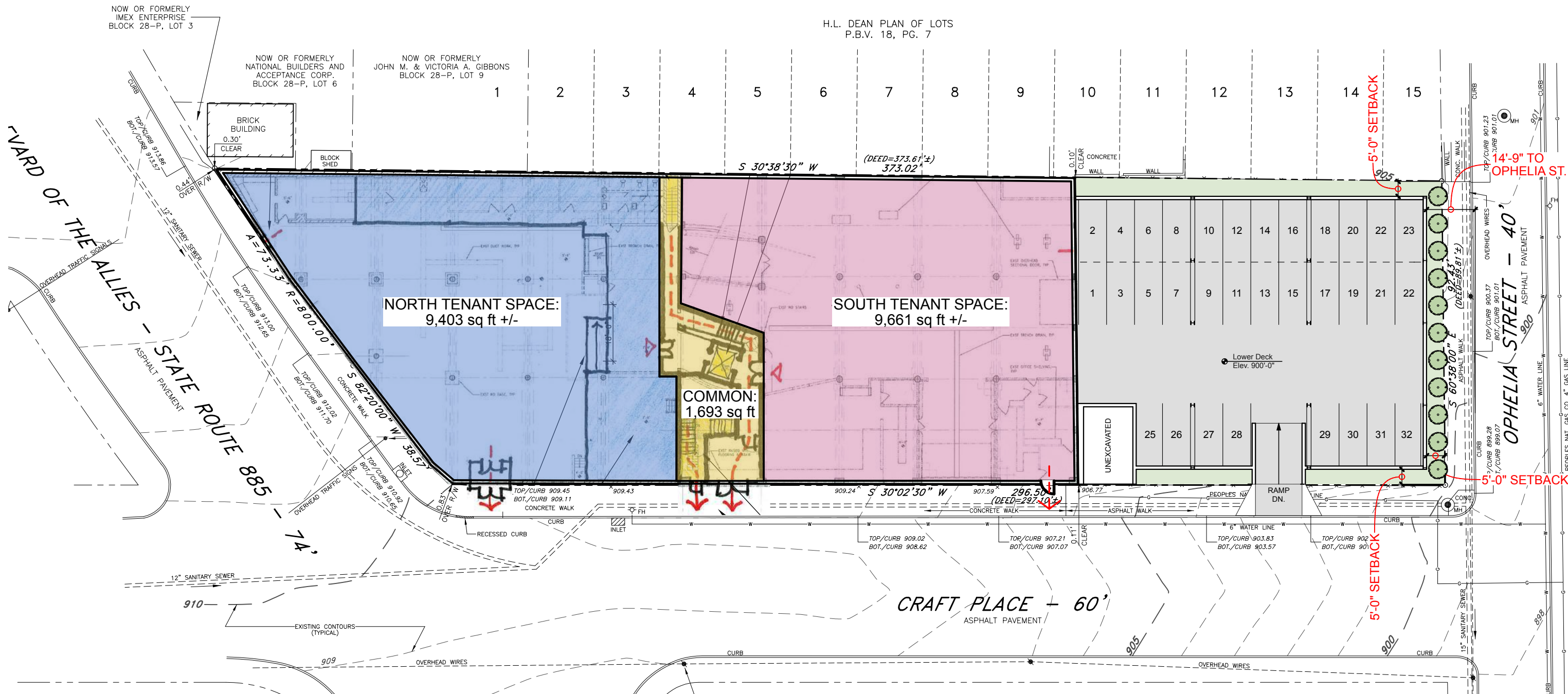


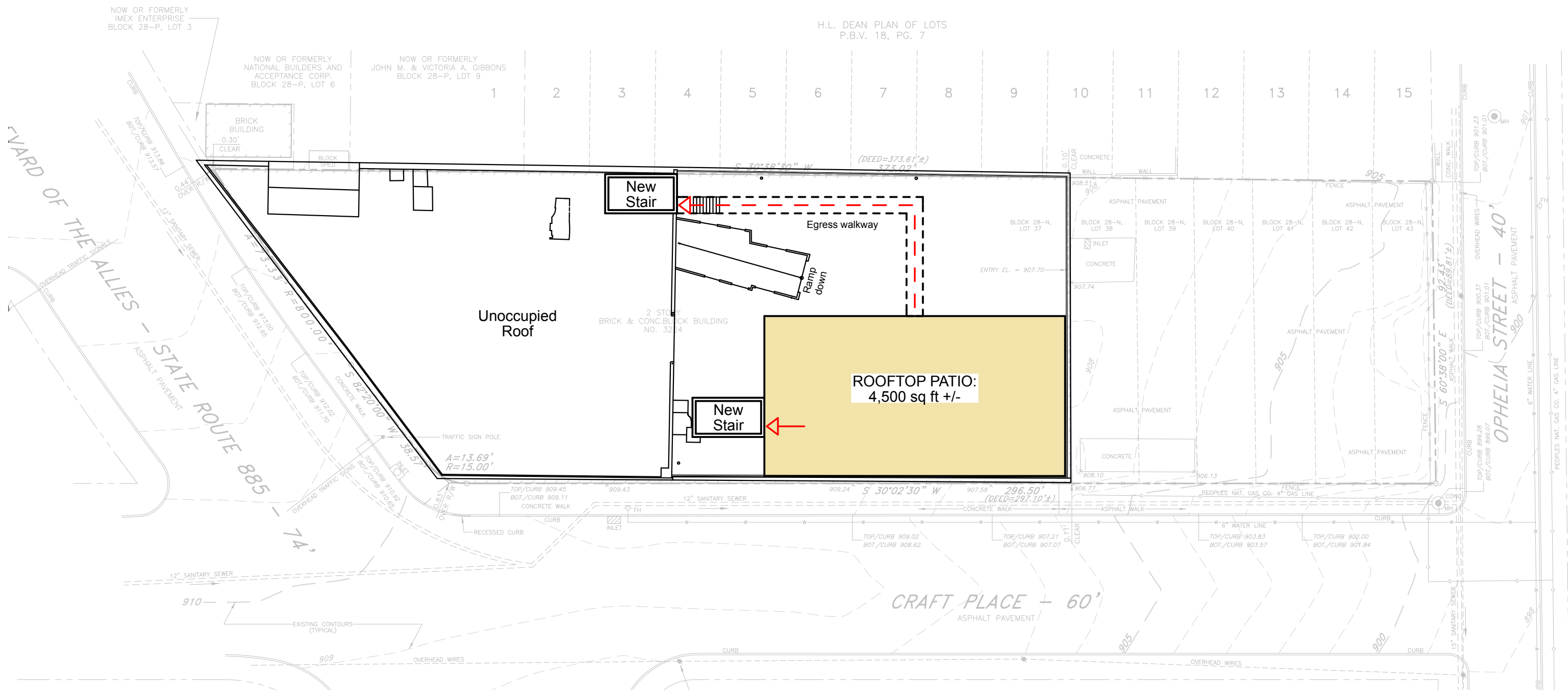
3314 Craft Pl
Pittsburgh, Pennsylvania
Street View - Jun 2016

PROJECT LOCATION:
3250 Craft Place

Ophelia Street residential







H.L. DEAN PLAN OF LOTS
P.B.V. 18, PG. 7

Craft Place
Roof Level Study
Scale: 1" = 30'-0"
March 15, 2017

Pittsburgh, PA / Walnut Capital

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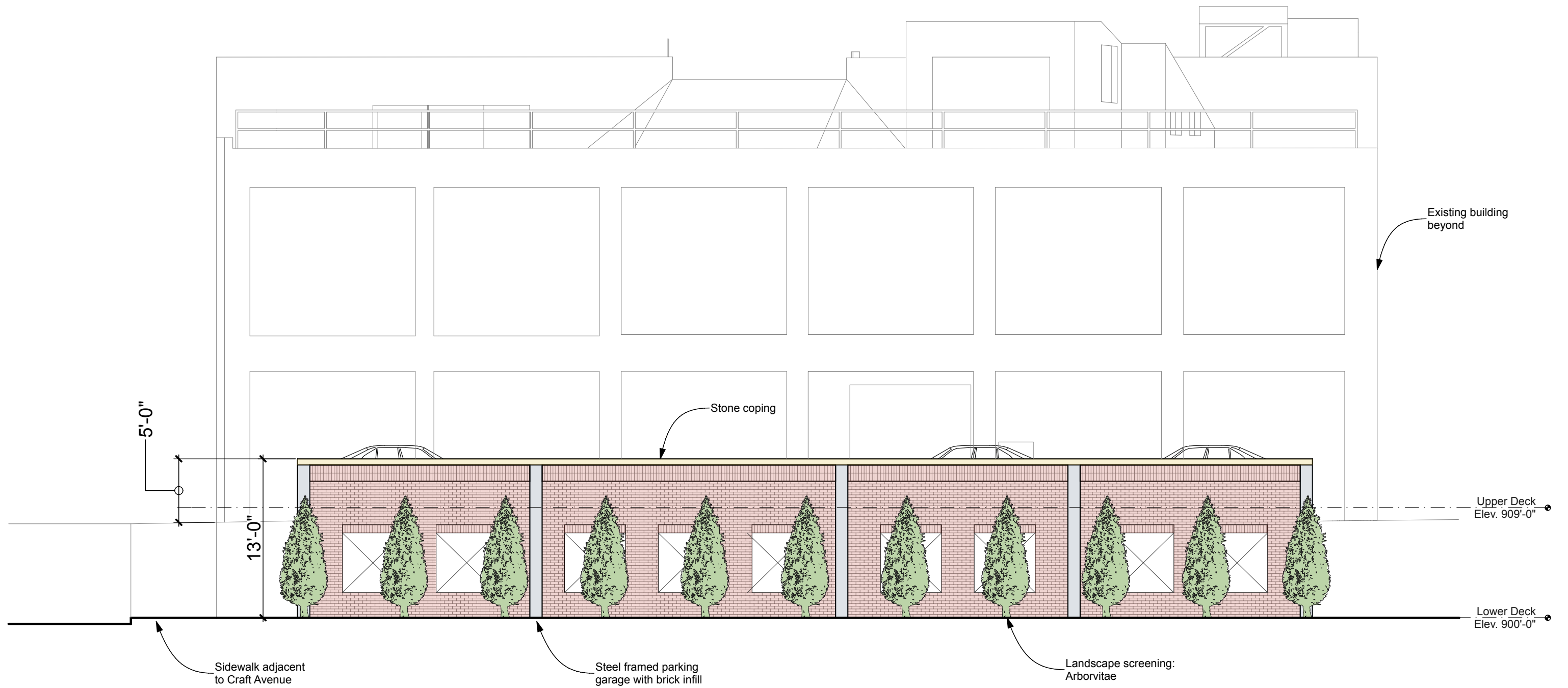
310 Ophelia St
Pittsburgh, Pennsylvania
Street View - Jul 2016



PROJECT LOCATION:
3250 Craft Place

Ophelia Street residential

Location of proposed
parking deck



ZONING BOARD OF APPEALS:

1) Residential Compatibility Standards - SPECIAL EXCEPTION.

Seeking relief to setback requirements for new parking deck. Our relief is from 15 feet to 5 feet in the rear.

2) Accessory Off-Site Parking - SPECIAL EXCEPTION.

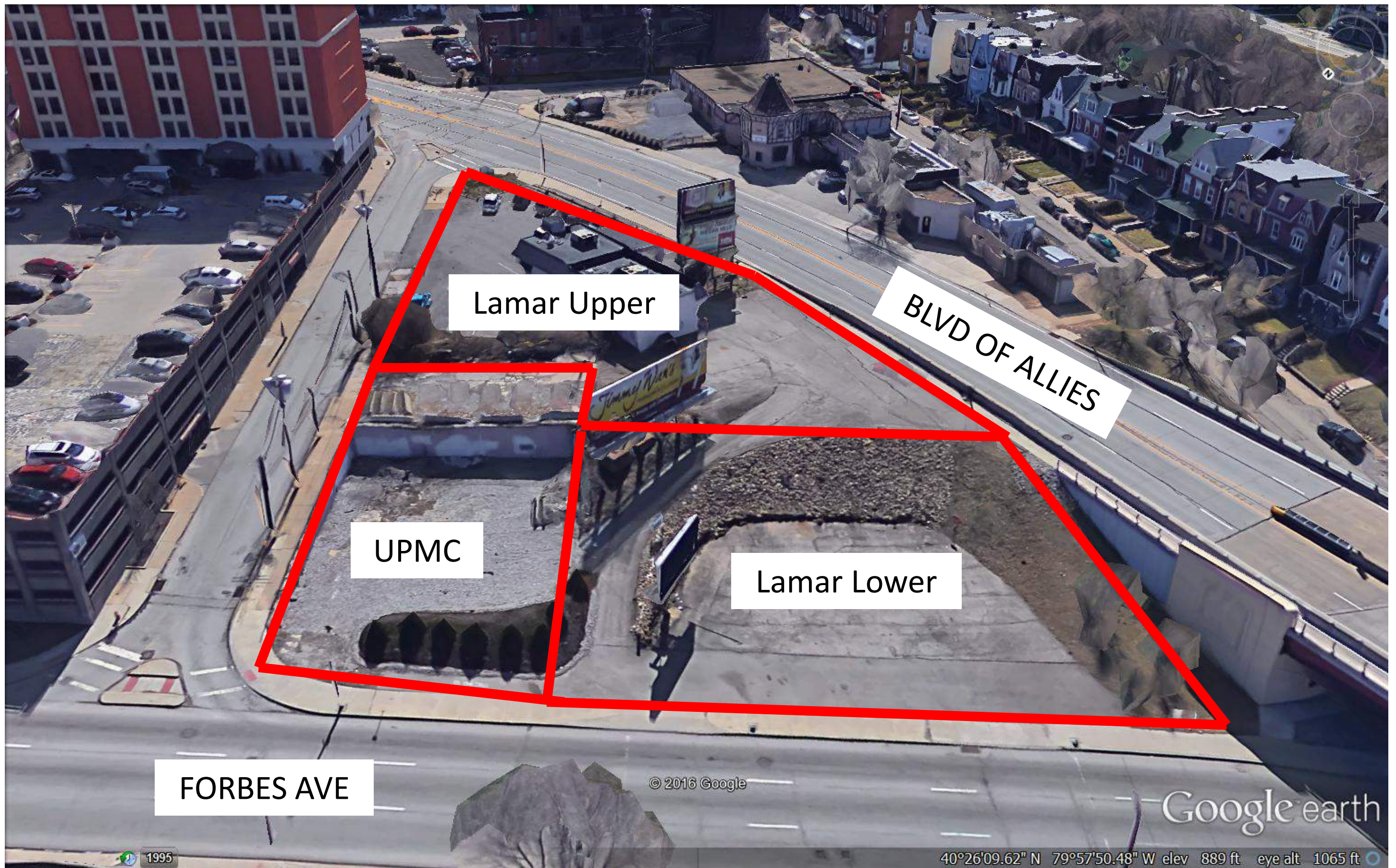
Seeking to use / expand former KFC lot for off-site parking in OPR district. This permits us to offer additional off street parking across the Blvd.

3) Front Door - VARIANCE.

Seeking to locate front door for north tenant space on Craft Place, which is at odds with the entry requirement in OPR-D district. This provides an office entrance that can be used safely for drop off and pickup, which is not possible on the Blvd.

4) Parking Deck - VARIANCE.

Expansion of existing non-conforming parking use at south lot. This permits us to build the one level of decking.

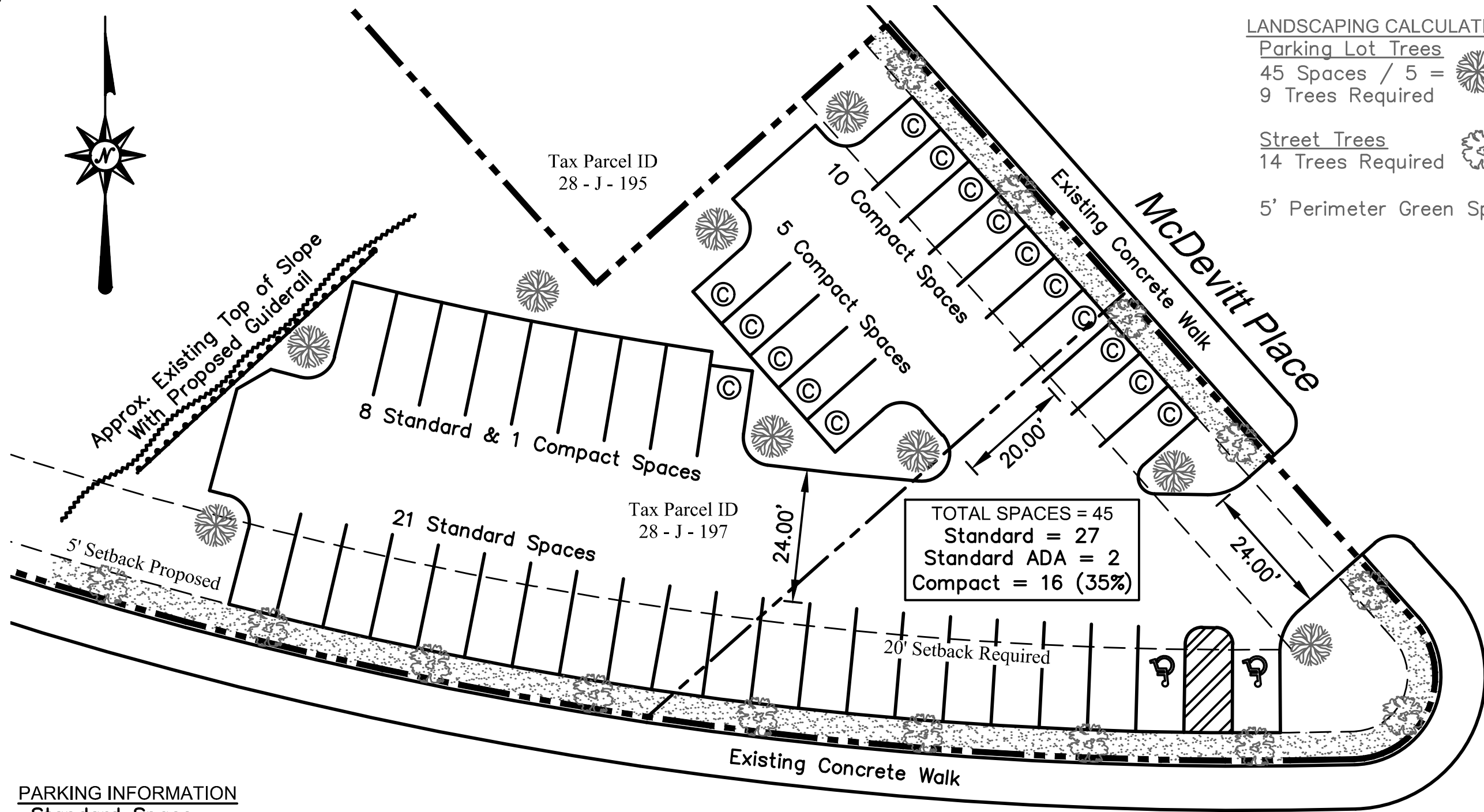




2840 Boulevard of the Allies
Pittsburgh, Pennsylvania
Street View - Sep 2016

Location of proposed parking lot to serve office tenants.

PROJECT LOCATION:
3250 Craft Place



LANDSCAPING CALCULATIONS

Parking Lot Trees
 45 Spaces / 5 = 9 Trees Required

Street Trees
 14 Trees Required

5' Perimeter Green Space

PARKING INFORMATION

Standard Space
 90° Parking = 8.5'x19'
 Traffic Aisle = 24'

Compact Space
 90° Parking = 7.75'x16'
 Traffic Aisle = 20'
 (40% of Total Allowed)

LANDSCAPING INFORMATION

Parking Lot Trees
 1 Tree Per 5 Parking Spaces

Street Trees
 1 Tree Per 30 LF Along Property Line
 5' Perimeter Green Space

PLAN NOTES

No Field Survey Has Been Completed.
 Property Line Based Upon Available
 Deed & Tax Map Information

SETBACK NOTES

20' Setback Required
 5' Setback Proposed
 (VARIANCE NEEDED)