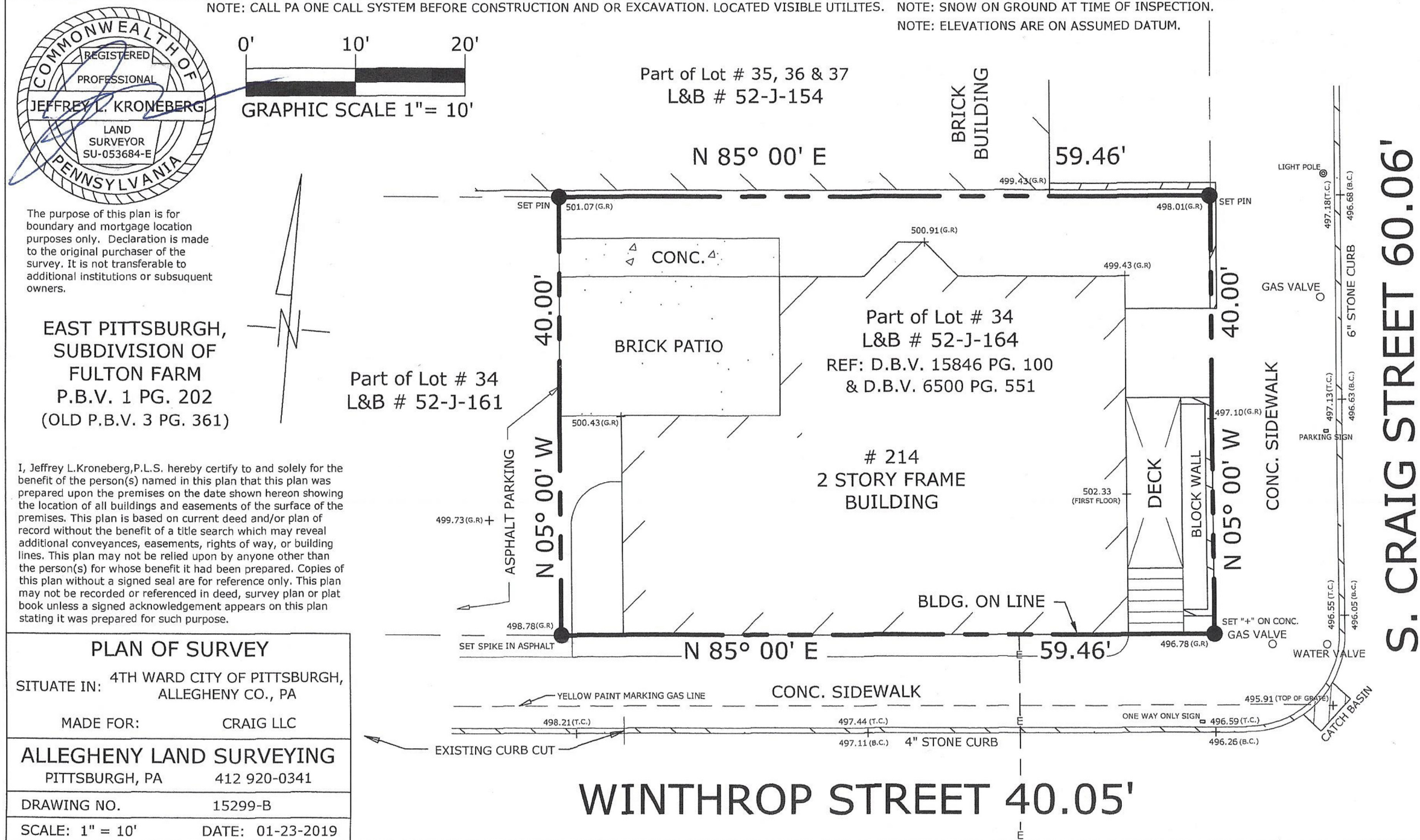


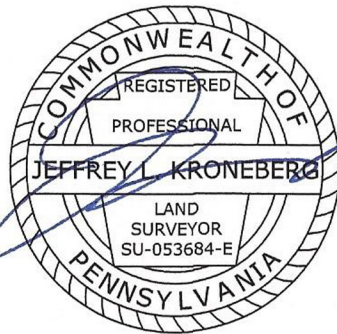
214 South Craig Street
City of Pittsburgh Zoning Development Review Application



Zoning Development Review Application
City of Pittsburgh Department of City Planning

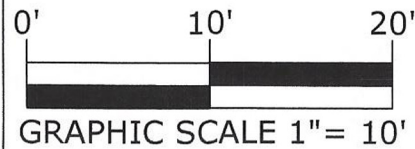




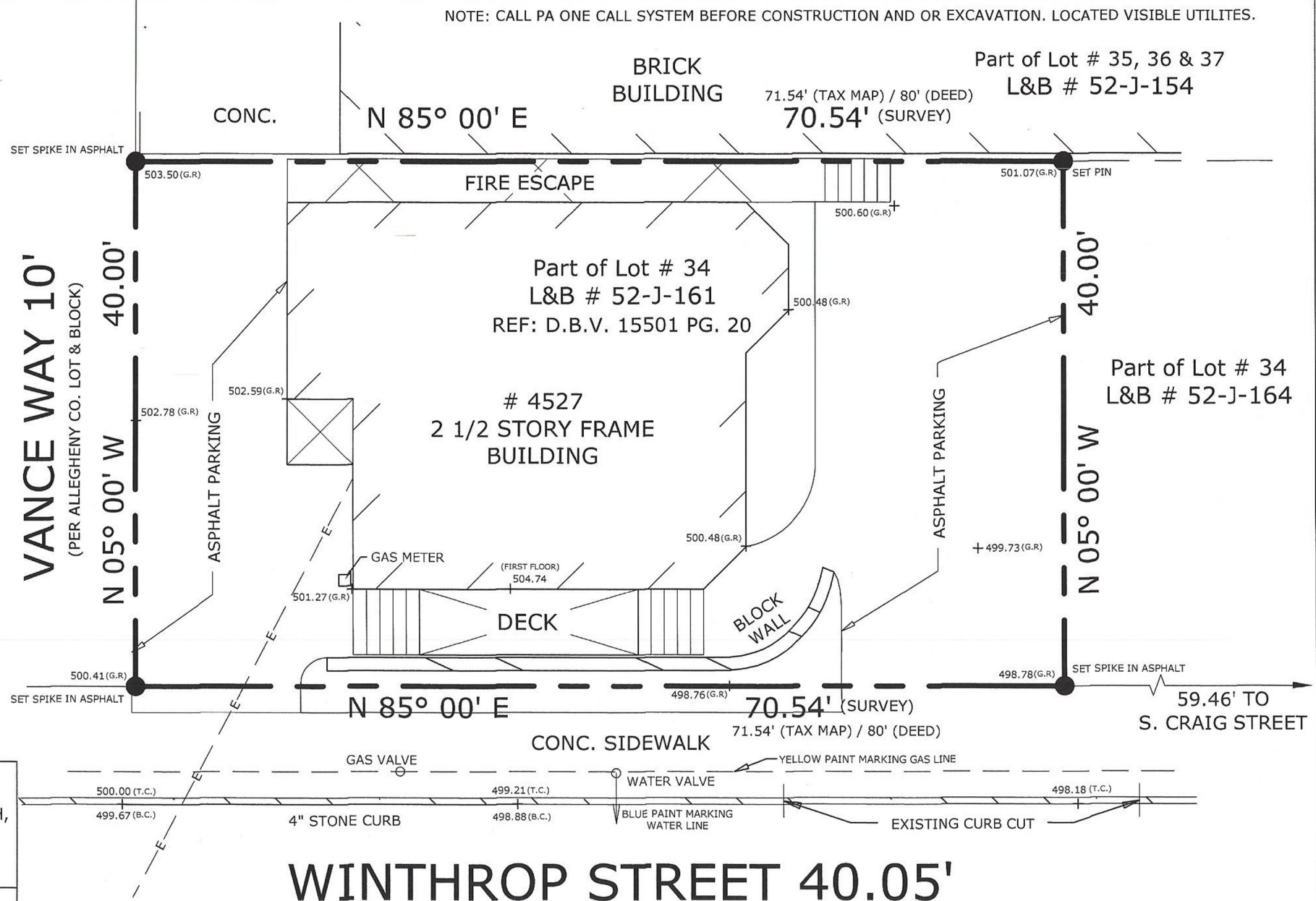


The purpose of this plan is for boundary and mortgage location purposes only. Declaration is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

EAST PITTSBURGH,
SUBDIVISION OF
FULTON FARM
P.B.V. 1 PG. 202
(OLD P.B.V. 3 PG. 361)



PLAN OF SURVEY	
SITUATE IN: 4TH WARD CITY OF PITTSBURGH, ALLEGHENY CO., PA	
MADE FOR:	CRAIG LLC
ALLEGHENY LAND SURVEYING PITTSBURGH, PA 412 920-0341	
DRAWING NO.	15300-B
SCALE: 1" = 10'	DATE: 01-23-2019



NOTE: CALL PA ONE CALL SYSTEM BEFORE CONSTRUCTION AND OR EXCAVATION. LOCATED VISIBLE UTILITIES.

NOTE: SNOW ON GROUND AT TIME OF INSPECTION. NOTE: ELEVATIONS ARE ON ASSUMED DATUM.
I, Jeffrey L. Kroneberg, P.L.S. hereby certify to and solely for the benefit of the person(s) named in this plan that this plan was prepared upon the premises on the date shown hereon showing the location of all buildings and easements of the surface of the premises. This plan is based on current deed and/or plan of record without the benefit of a title search which may reveal additional conveyances, easements, rights of way, or building lines. This plan may not be relied upon by anyone other than the person(s) for whose benefit it had been prepared. Copies of this plan without a signed seal are for reference only. This plan may not be recorded or referenced in deed, survey plan or plat book unless a signed acknowledgement appears on this plan stating it was prepared for such purpose.

Project Zoning District

OPR-B - Oakland Public Realm - Subdistrict B Craig Street

Oakland is a place of unusual density and concentrated public activity due to the lively environment of highly mixed uses, monumental and grand civic buildings, and large educational and medical institutions. The intent of the Oakland Public Realm District (OPR) is to provide regulations for the development and growth of Oakland in an effort to preserve the mixed use nature of the community while enhancing the sense of place within Oakland's public areas. The Oakland Improvement Strategy, A Comprehensive Strategy for the Development, Improvement and Zoning of Oakland's Public Corridors, Housing and Commercial Areas, identified the need to create zoning standards reflective of the vast areas of Oakland used and seen by the general public. Four (4) sub-districts have been designed to accentuate the positive attributes of each area, and to protect and enhance the fine qualities of Oakland.

908.03.D.1 Site Development Standards

1. Table

Maximum Height	60'-0"
Maximum FAR	4:1
Maximum Lot Coverage	90%

Use Table

1. Multi-Unit Residential	Permitted
2. Restaurant	Permitted

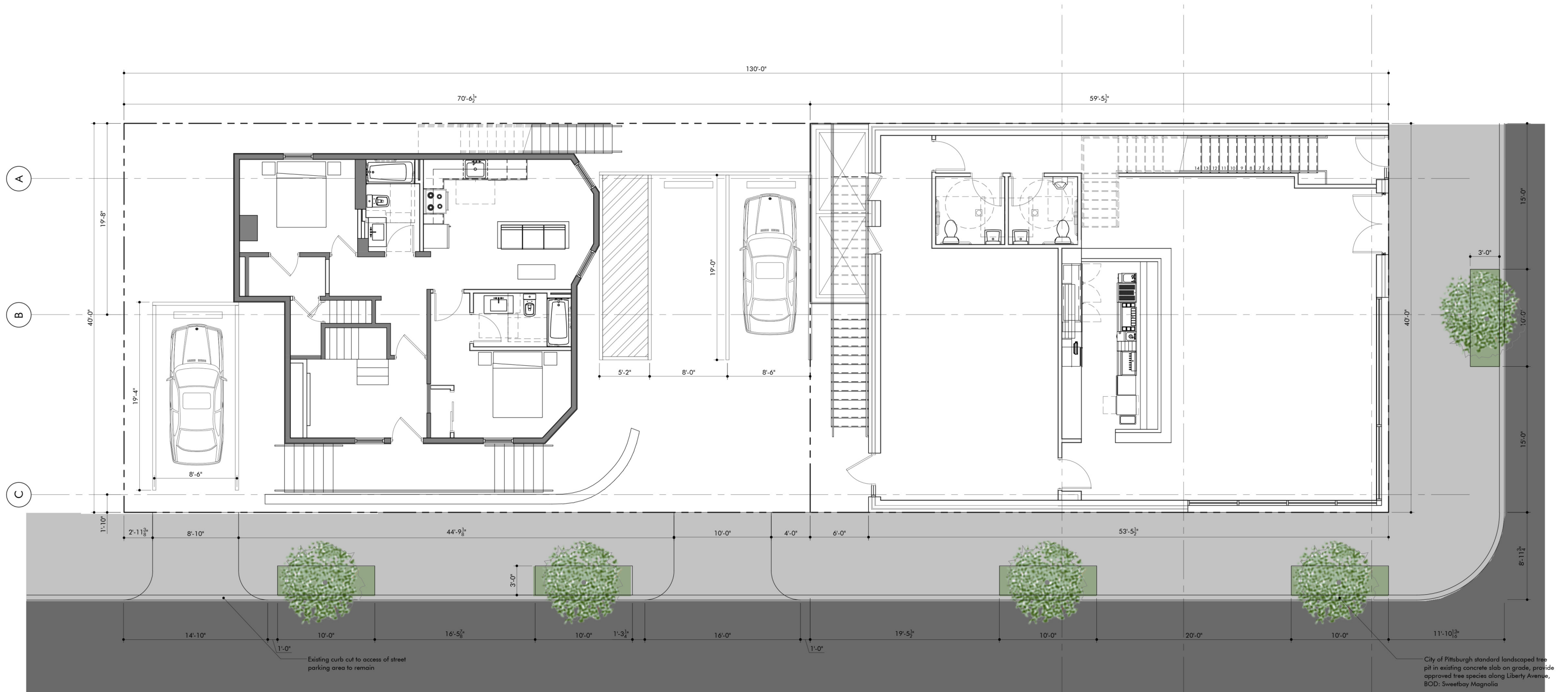
(d) Specific Project Development Plan Standards

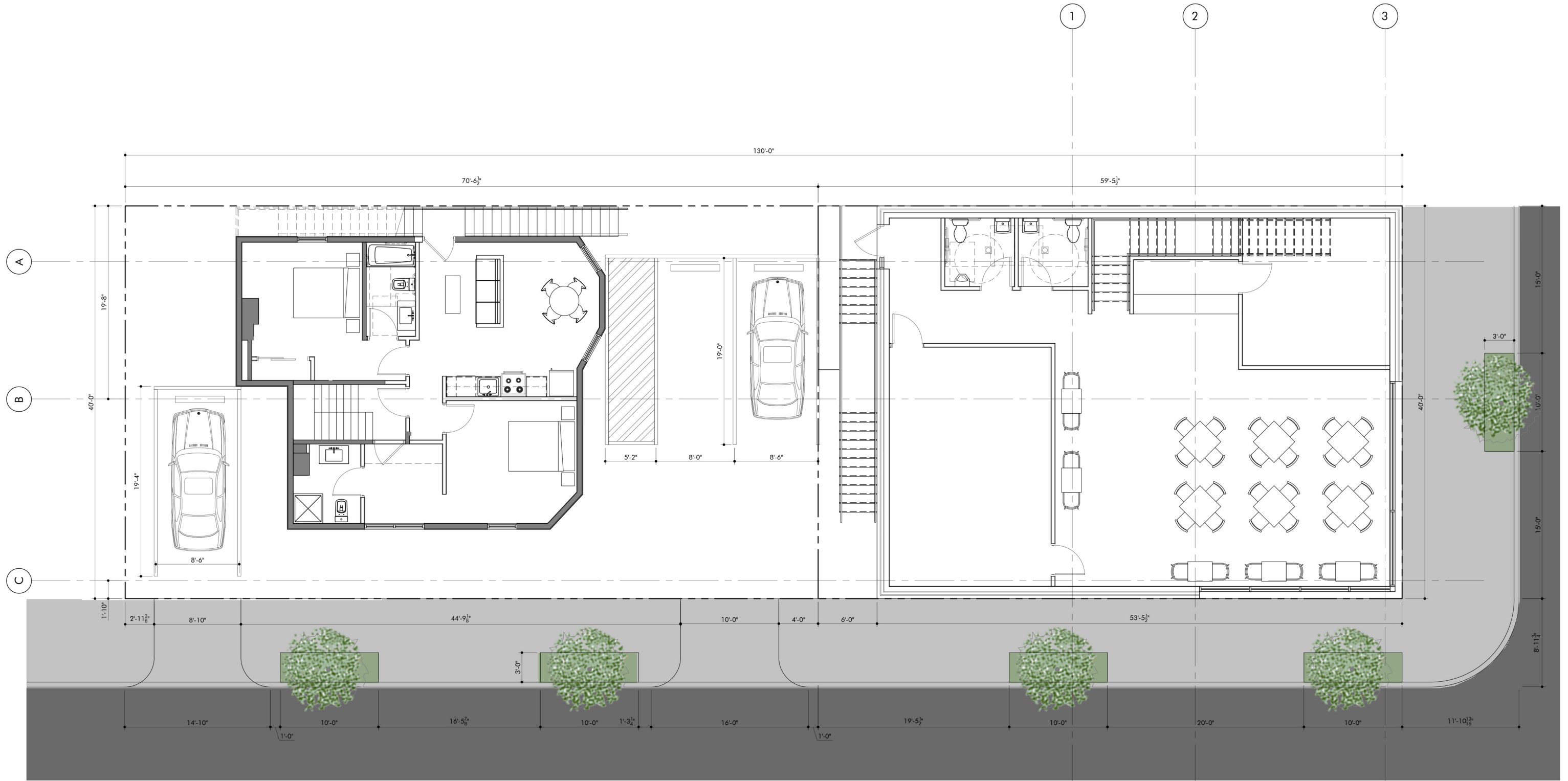
No accessory surface parking will be permitted without the applicant providing the alternatives considered and the reasons why those alternatives were not determined to be acceptable by the applicant.

New construction shall maintain a sixty-five (65) percent building frontage along the established build-to-line.

The street level facade shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade.

All Primary Structures shall provide a prominent and highly visible street level doorway or entrance on the facade of the building that fronts onto Craig Street.





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