



**3339 Ward St
Pittsburgh, PA 15213**

Proposed Office Conversion to Apartments

3339 WARD STREET

PROPERTY IS PRESENLY UNDER AGREEMENT TO PURCHASE

**NEW OWNER: R.E. DEVELOPMENT LLC
1000 CALIFORNIA AVENUE, STE 106
PITTSBURGH PA 15212**

PROPOSED CONVERSION OF OFFICE SPACE TO 20 APARTMENTS.

PARKING AVAILABLE IN BASEMENT LEVEL.

MAIN PARKING LOT IS LOCATED ON JULIET STREET.

ZONING IS OPR -D

PRESENTED BY:

TOM CHUNCHICK

PARAMOUNT CONSTRUCTION

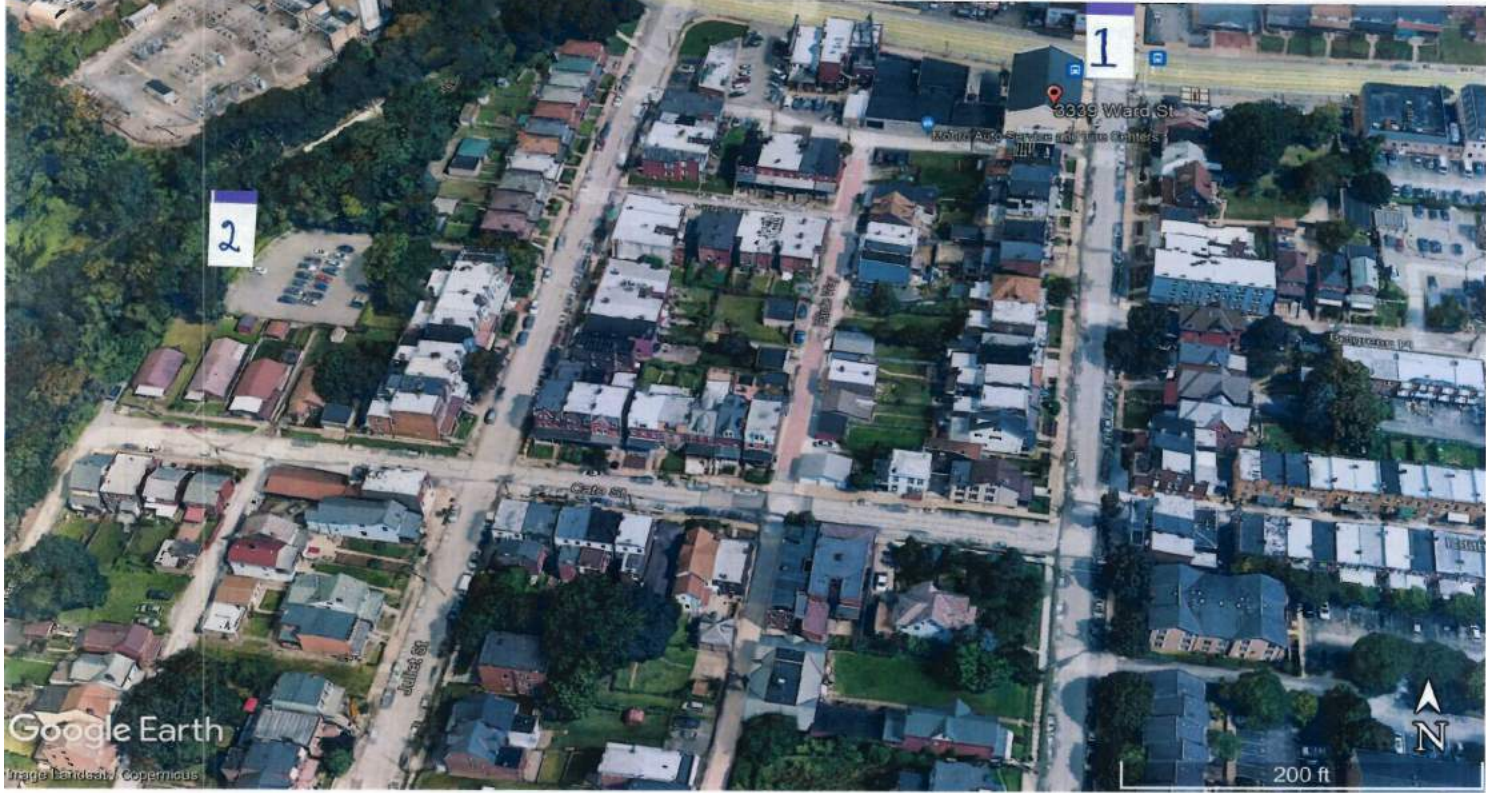
724-980-8854

TOMC@PCSPGH.COM



1. 3339 Ward Street - Subject Property

2. Juliet Street - Parking



Site Development Standard	OPR-D Regulation
Minimum Lot Size	None
Maximum Floor Area Ratio When not located within 1,500 ft. of a Major Transit Facility When located within 1,500 ft. of a Major Transit Facility	4:1 5:1
Maximum Lot Coverage	80%
Minimum Front Setback	20 feet
Minimum Rear Setback When not adjacent to way When adjacent to way	20 feet 0 feet 0 feet
Minimum Sideyard Setback	0 feet
Maximum Height	60 feet (see Section 908.03.D.4.f for Special Exception for additional height)

(d) Specific Project Development Plan Standards

Any parking area adjacent to the Boulevard of the Allies must be adequately screened from view with decorative fencing or landscaping.

New construction shall maintain a fifty (50) percent building frontage along the established build-to-line.

Varied building designs that avoid long, flat facades are required, and continuous linear strip developments are prohibited.

Each principal building on a site shall have a clearly defined, highly visible entrance. Main entrances to buildings should be emphasized using larger doors and framing devices such as deep overhangs, recesses, peaked roof forms, arches. This entrance shall face the Boulevard of the Allies.

Sidewalks at least six (6) feet in width shall be provided along the Boulevard of the Allies, and at least one (1) continuous pedestrian walkway must be provided from the street to the principal building entrance.

Street trees are required along the entire site frontage along the Boulevard of the Allies according to standards outlined in Section 918: Landscaping & Screening Standards. Additional landscaping shall be in the required twenty-foot front setback with the purpose to screen buildings and parking areas; such landscaping shall be considered in the Project Development Plan review process. Use of earthen berms, low walls, ornamental fences and other such screening types should be considered as components of the landscaping plan in the frontyard setback.

(e) Use Exceptions

Use exceptions are the same as those for the Urban Neighborhood Commercial/UNC district as listed in the Use Table in Chapter 911.02.

(f) Special Exception for Height in the OPR-D Subdistrict



Dunn and Associates Inc