



Northumberland Flats

SHUC Public Meeting Presentation

01/11/2022

Outline

The Project

- What's happening?
- RM-M Zoning District.
- Site plan, idea evolution, rendering, existing house renovation, etc.

Key Issues

- Home ownership, Building height, Landscape Plan, Construction Noise

Relevant People

Status & Timeline

Q & A

What's coming

- New 5-unit condo community in Squirrel Hill
- Address: 6629-6633 Northumberland
- Estimated completion: Q1/Q2 2023

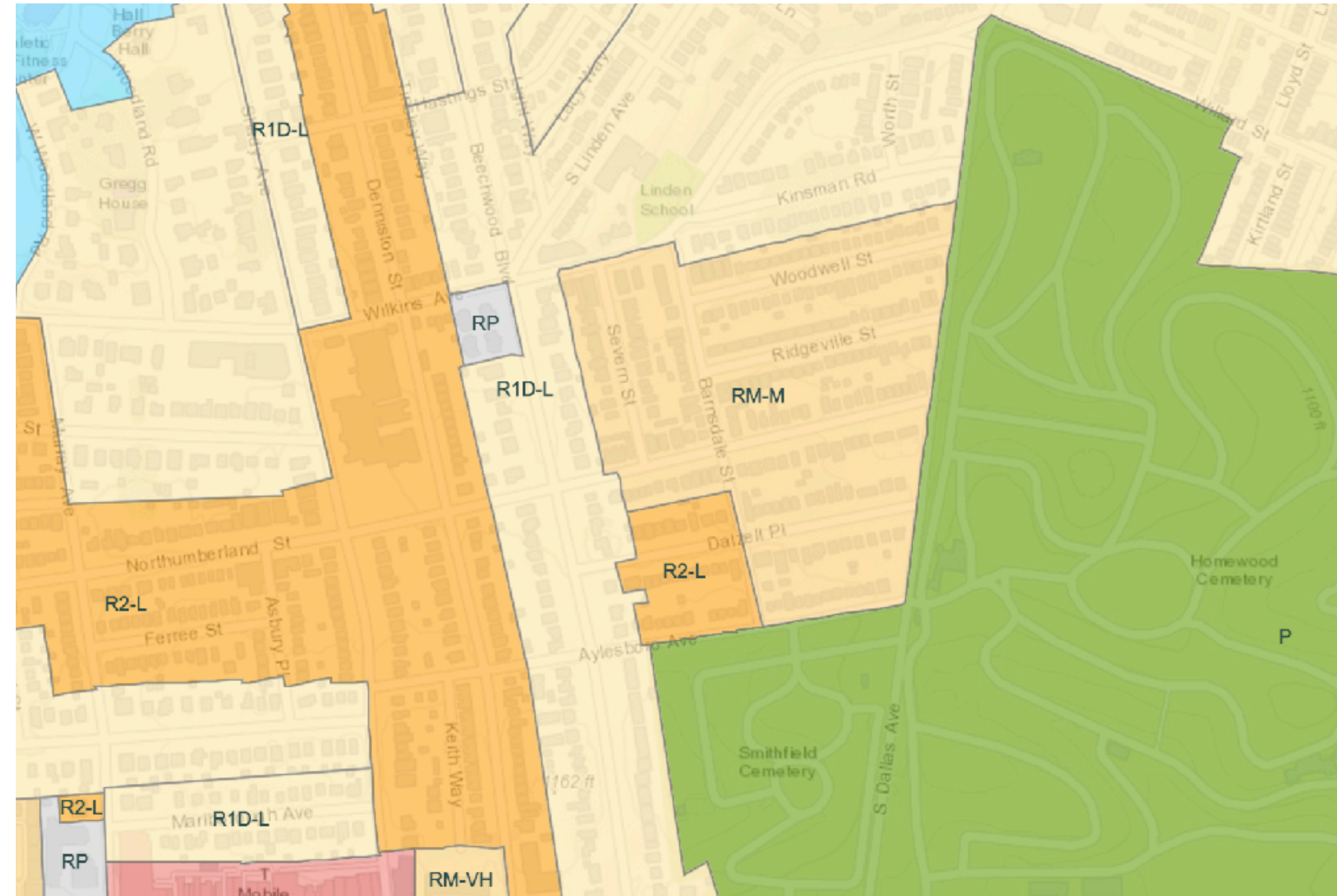
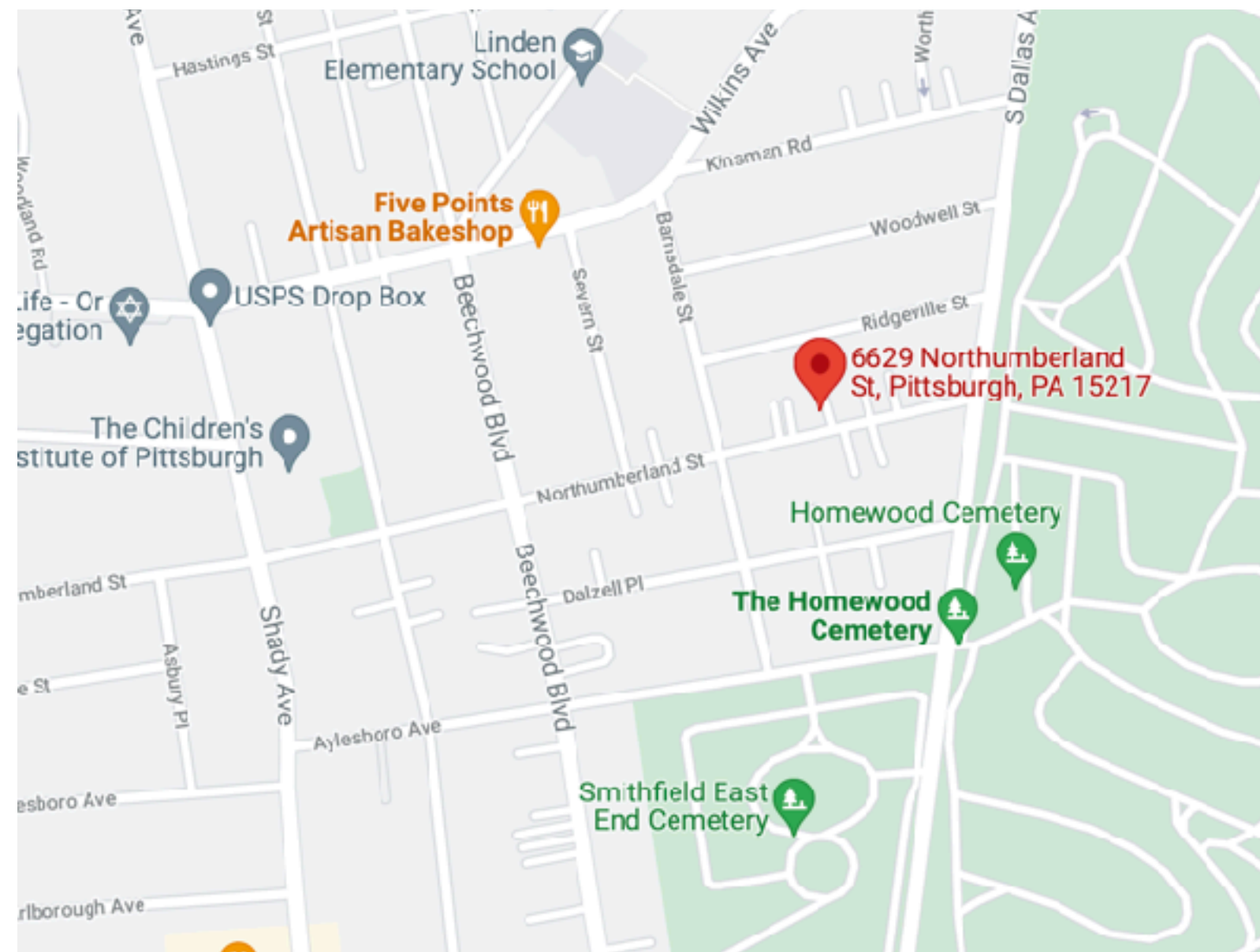
Project consists of 2 parts:

- Renovation of existing SFR (6629)
- Construction of new 4-story building (6633)



The Zoning District

- The parcel is located in the RM-M Zoning District.
- RM: Multi-Unit Residential
- M: Moderate Density



RM-M Zoning District

Permitted Development Standard

- Min Lot Size: 3,200 sqft
- Front/Rear setback: 25 ft
- Side setback: 10 ft
- Max height: 55 ft (up to 4 stories)
- Min Lot Size per Unit: 1,800 sqft

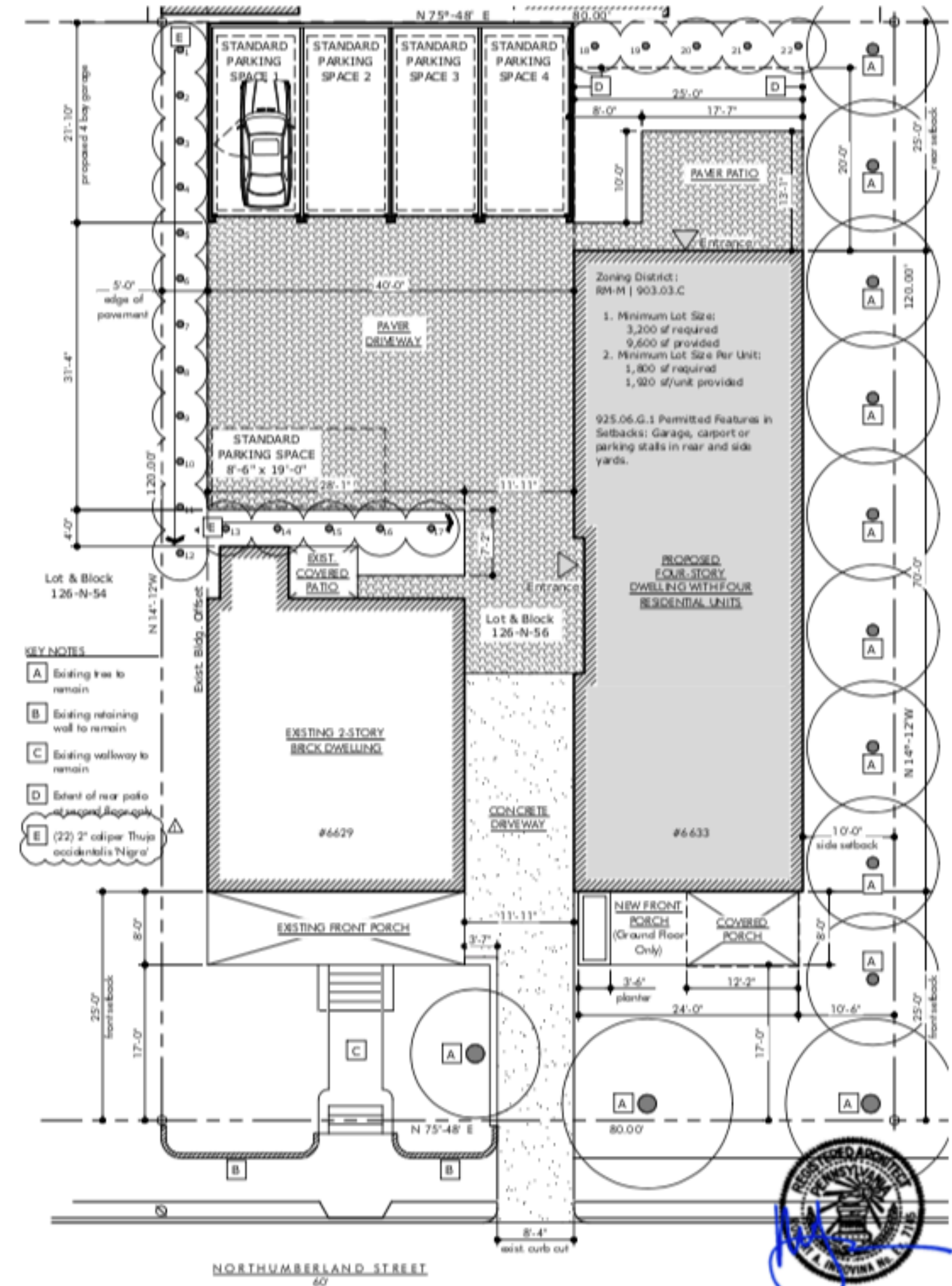
Min lot size per unit

Example: if the property has lot size of 3,600 sqft, # of units permitted on the lot
 $= 3,600 / 1,800 = 2$ (units)

Site Development Standard	Moderate Density Subdistrict
Minimum Lot Size	3,200 s.f.
Minimum Lot Size per Unit	1,800 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. 5 ft. 10 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) 55 ft. (not to exceed 4 stories)

Proposed Building: Site Plan

	Zoning Requirements	Proposed
Setback	≥ 25 ft (front/rear) ≥ 10 ft (side)	25 ft (front, rear) 10 ft (side)
Height	≤ 55 ft No more than 4 stories	42~49ft 4 stories
Parking Spaces	≥ 5 parking spaces	4 car garage + 1 parking pad
# of units	≤ 5	5



Design Evolution

- Started planning since the beginning of 2020
- Initial proposal has very contemporary look. Flat roof
- Proposed height was close to 55 ft
- The idea of roof top deck was discussed.



Initial Concept: Development Review

- Went through development review with city in late 2020.
- Received feedback & comment that the design “shall be more contextually fitting” to the Squirrel Hill neighborhood.
- Started revision based on feedback.



Design Evolution

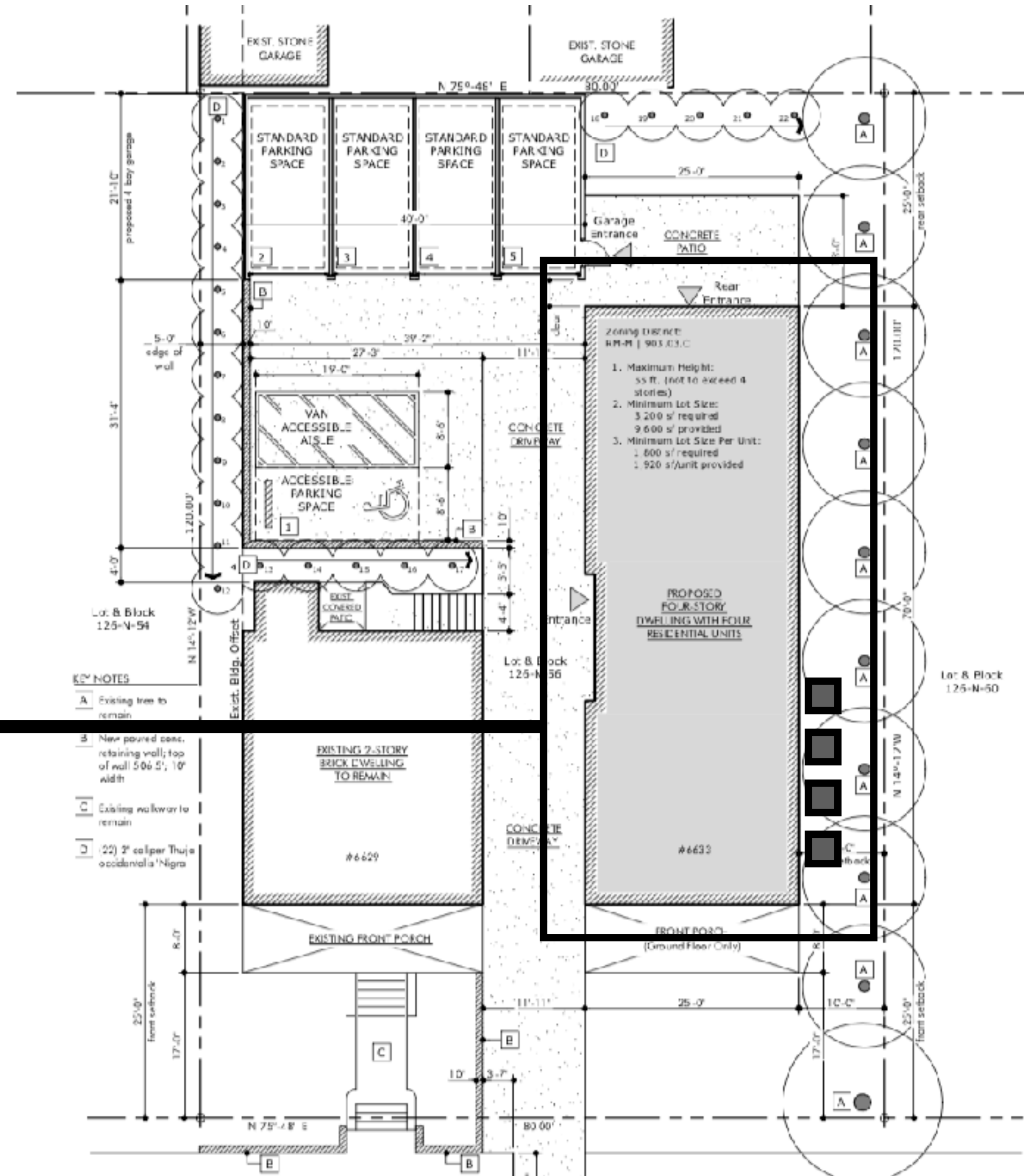
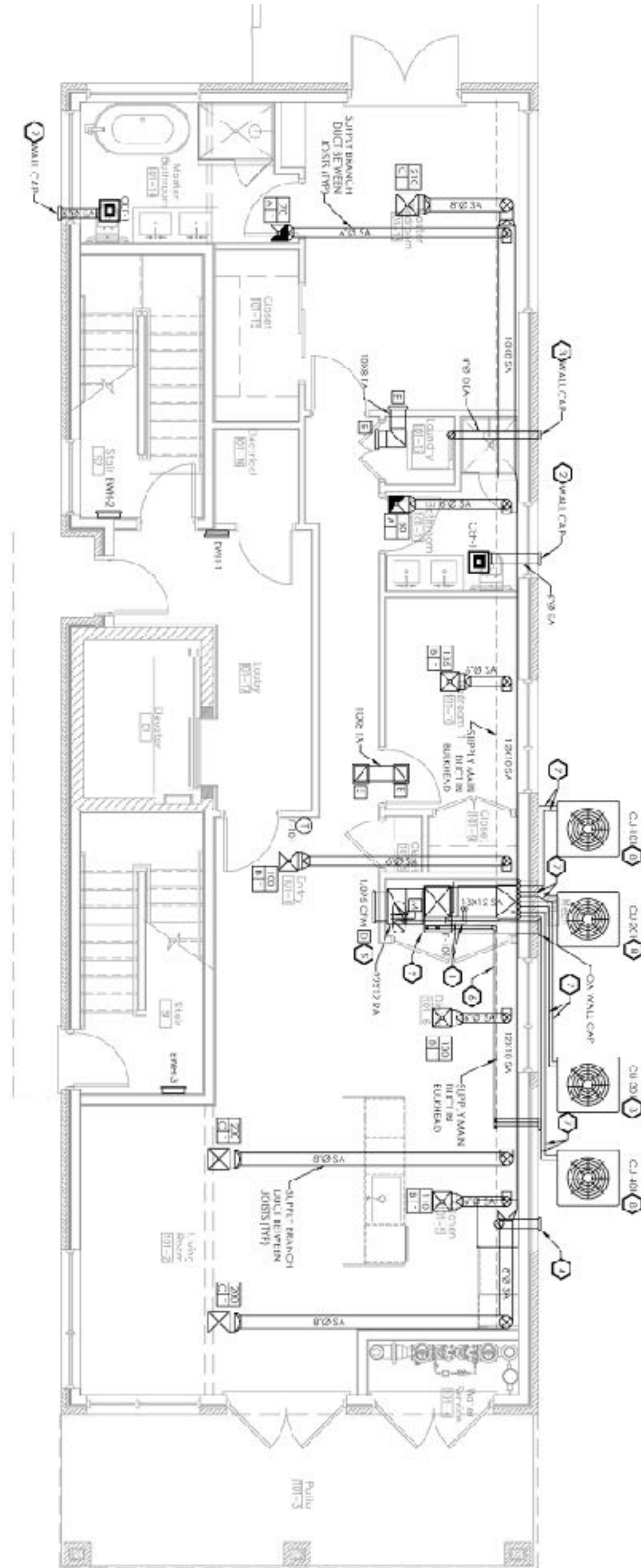
- Went through multiple iterations and lots of thoughts have been put in by multiple parties (design & engineering)
- New design is less contemporary, and incorporated many existing elements of Squirrel Hill neighborhood (color, roof style, material, etc.)



Renderings



External HVAC Units



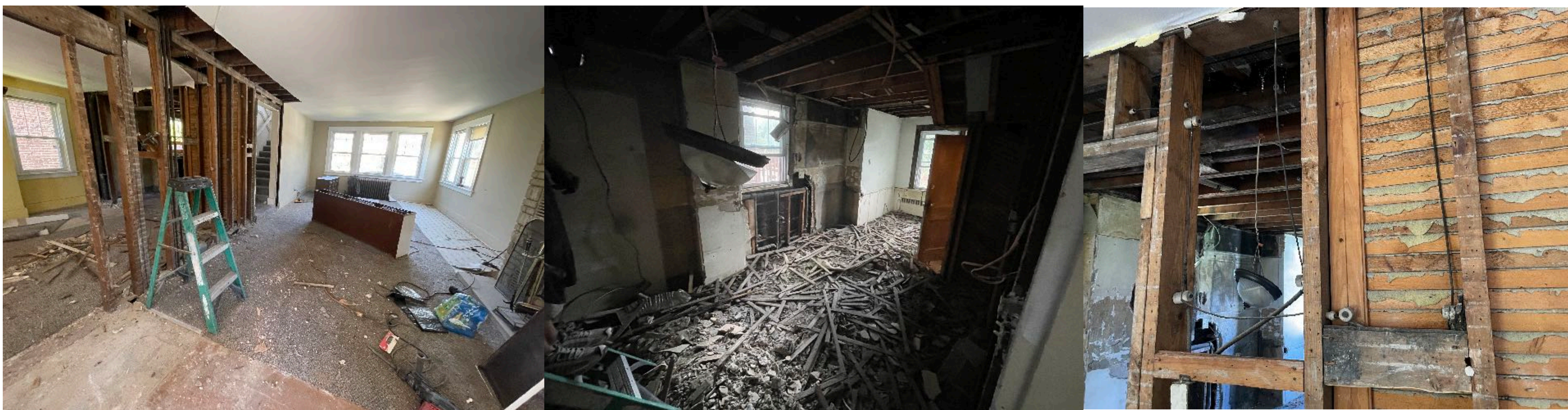
Four external HVAC units will be located outside of the new building (on the east side), between 6629 Northumberland and 6637/6639 Northumberland.

Existing House (6629 Northumberland)

- Existing house will be fully renovated. Work started in Nov.
- Turning 4bed2.5b into 3bed 3.5b.
- Finished Basement
- New roof, new exterior look.
- New landscape @ frontyard



Existing House (6629 Northumberland)



Demolition in Sep/Oct 2021

Existing House (6629 Northumberland)



Key Issue #1: Condo Ownership

- The condo community will be **100% home owners**. No long-term / short-term leasing permitted.
- Monthly HOA fee (~\$250/mo). Covers landscaping, snow removal, building exterior maintenance.
- Owners have obligations to keep up with the maintenance on their end.



Key Issue #2: Building Height

- Zoning code allows up to 55 ft.

Maximum Height	40 ft. (not to exceed 3 stories)
R1D, R1A, R2 & R3 Subdistricts	55 ft. (not to exceed 4 stories)
RM Subdistrict	

- Proposed height:
 - Lower tip of roof: 42 ft
 - Higher side of roof: 49.5 ft



Key Issue #2: Building Height

Compared to previously existing trees: **slightly lower** than the tip of the two previous trees that existed on the lot.

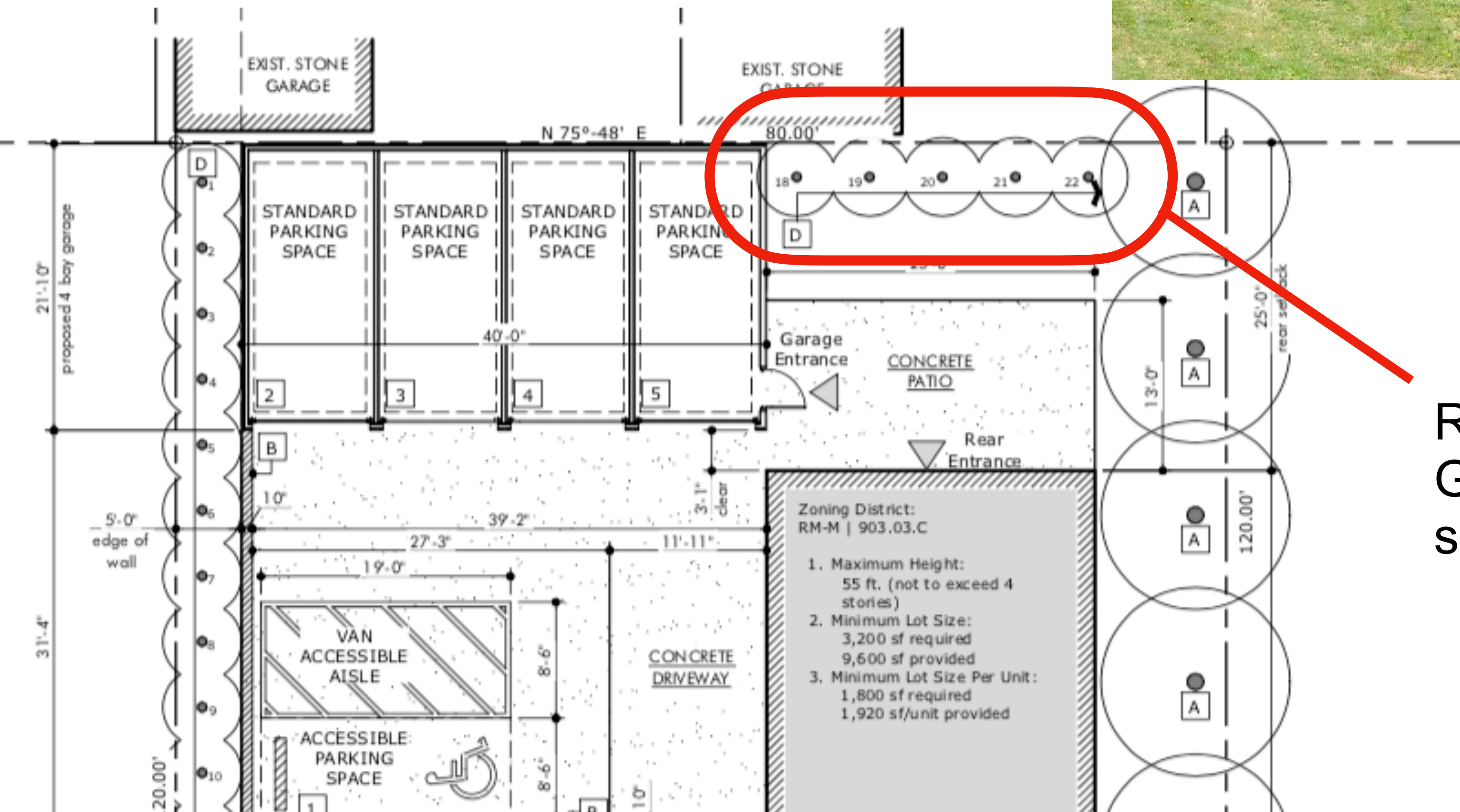


Key Issue #2: Building Height

- The new building stands taller than most houses in the neighborhood.
- Most houses on Northumberland Street are 3 stories high. But most basement tends to be way above ground level.



Green Screen Proposal

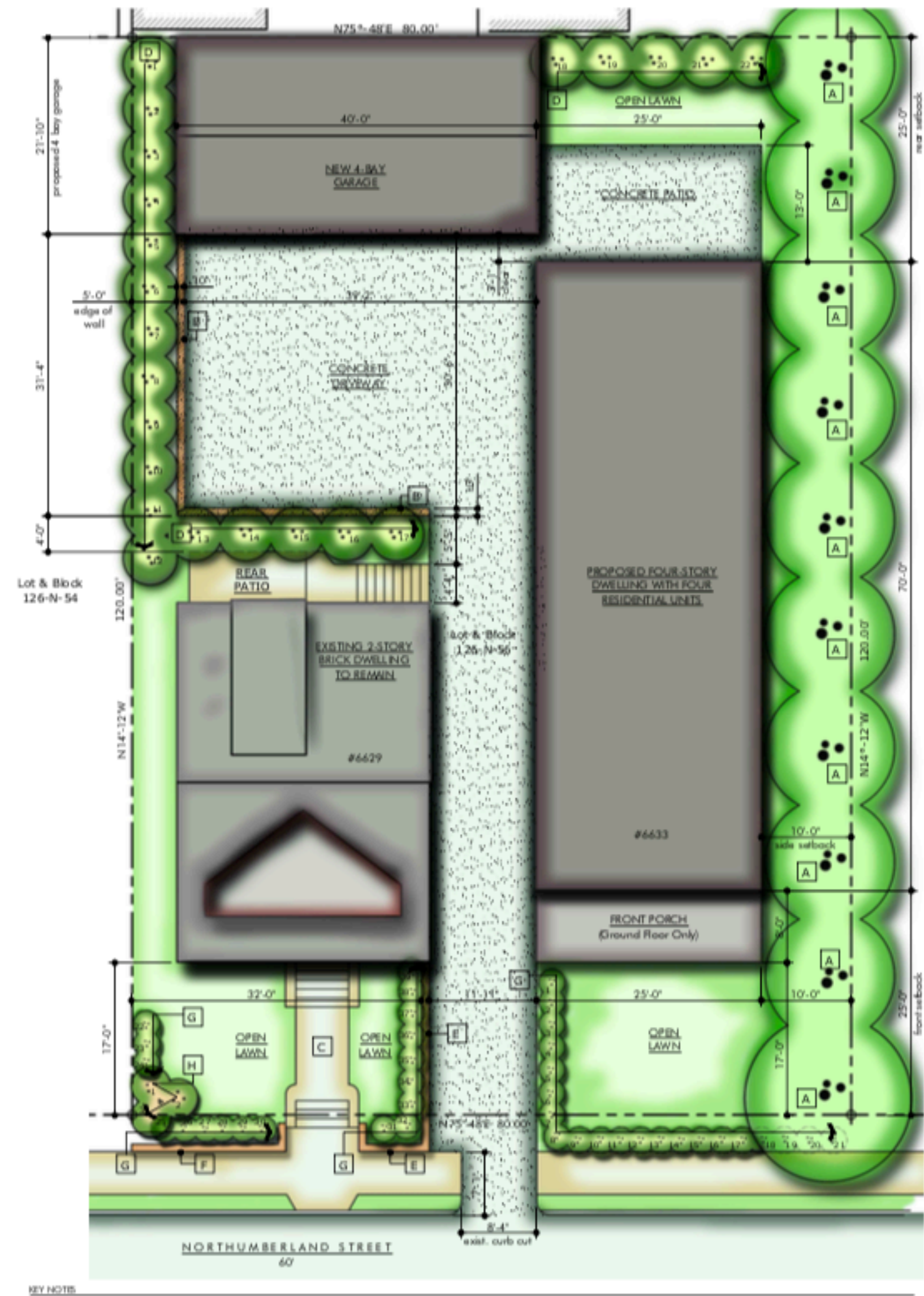


Replaced tree #18-22 with Thuja Green Giant, max height of 60 feet with 12 feet spread

Key Issue #3: Landscape



Landscape Today



Proposed

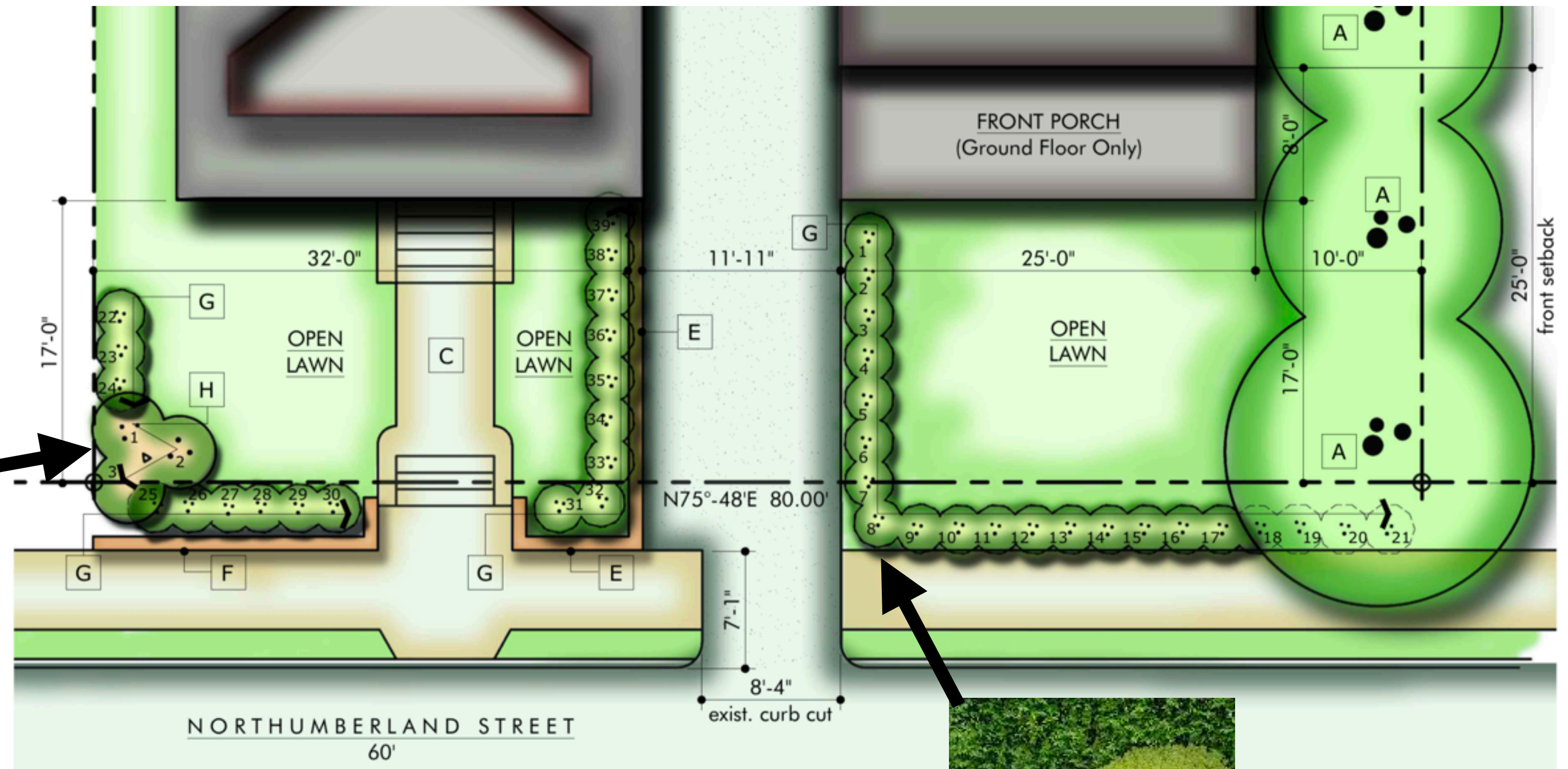
A - existing tree to remain

Key Issue #3: Landscape

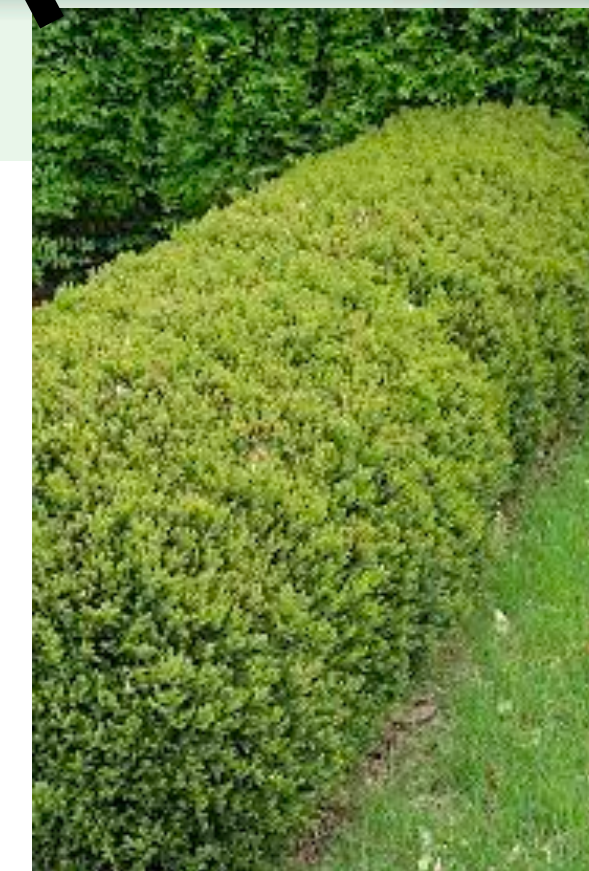
Landscape in the Front



H - 30" Cornus alba Ivory Halo



G - 30" B&B Boxus
Green Mountain hedge



Key Issue #3: Landscape

A - existing tree to remain

D - 2" caliper Thuja occidentalis 'Nigra'



Lot & Block
126-N-54



(possible replacement)

Landscape in the Back

Key Issue #4: Construction noise

- City limit on construction hours: 8am - 6pm.
- Noise level < 55 dB between 10pm-6am
- If there is any concerns and complaints on construction noise. Feel free to call me directly. 213.300.3208

City Council passes citywide limits on construction noise



ADAM SMELTZ
Pittsburgh Post-Gazette

FEB 28, 2017

2:29 PM



New restrictions on construction noise are headed to Mayor Bill Peduto's desk.



With a 9-0 vote Tuesday, Pittsburgh City Council approved legislation that will generally limit private construction to 6 a.m. to 8 p.m.. It identifies a narrower time frame — 8 a.m. to 6 p.m. Monday through Saturday — for the loudest work involving jackhammers, concrete saws and other noisy equipment.

Mr. Peduto has 10 days to sign the policy. Timothy McNulty, the mayor's spokesman, said that he expects Mr. Peduto to do so.

916.06. - Noise.

No use that is subject to Residential Compatibility Standards shall generate noise in excess of forty-five (45) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, between the **hours** of 10:00 p.m. and 6:00 a.m. or in excess of fifty-five (55) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, at all other times, as measured at the lot line of any lot zoned R1D, R1A, R2, R3, RM, or H.

A. Background Sound Level shall mean the measured sound level in the area, exclusive of extraneous sounds and the sound contribution of the specific source in question.

B. Applications for generators shall include a commitment to schedule regular testing and maintenance during daytime **hours** in order to minimize impact on surrounding residential properties.

(Ord. No. 13-2017, § 2, 3-6-17)

Relevant People

Yang

- PhD. in Electrical Engineering, University of Southern California
- Worked in High Tech & Real Estate
- Lived in 6629 Northumberland between Oct 2019 - Sep 2021
- Moved out in Sep 2021 to make room for renovation.



Relevant People



Status & Timeline

- Received official Zoning Approval on Jan 4 2022



City of Pittsburgh, Department of City Planning
200 Ross St, Pittsburgh, PA 15219
412-255-2241, pittsburghpa.gov/dcp

RECORD OF ZONING APPROVAL # DCP-ZDR-2020-05624

PROPERTY INFORMATION

Applicant: Shimon Zimbovsky

Property Address: 6633 NORTHUMBERLAND ST #101, Pittsburgh, PA 15217-

Parcel ID: 0126N00056000000

Neighborhood: Squirrel Hill North

Zoning District: RM-M

City Historic Landmark: No

City Historic District: No

Floodplain: No

Landslide Prone Overlay: No

Undermined Overlay: No

25% Slope Overlay: No

Baum-Centre Overlay: No

ZONING APPROVAL

This document verifies the receipt of a Zoning Application and the fulfillment of all Zoning Code (Title Nine) requirements.

Date Approved: January 04, 2022

Zoning Plan Reviewer: William Gregory

Zoning Approved Scope: NEW CONSTRUCTION OF FOUR STORY MULTI-UNIT DWELLING WITH FOUR UNITS AND ONE PARKING SPACE AT REAR

USE OF FOUR STORY STRUCTURE AS MULTI-UNIT RESIDENCE (FOUR UNITS) WITH 8' X 25' FIRST FLOOR COVERED PORCH AT FRONT AND CONTINUED USE SINGLE UNIT (DETACHED) DWELLING OF ON SAME LOT. AS ACCESSORY, USE OF FIVE PARKING SPACES, ONE VAN ACCESSIBLE SURFACE STALL AND FOUR PARKING SPACES IN DETACHED GARAGE AT REAR. 3' 6" TALL RETAINING WALL ALONG SITE'S WESTERLY SIDE.

Status & Timeline

- Presale started in November. Price range: ~\$700k. One unit pre-sold 🎉
- I do plan to move back into one of the new condo unit after completion.
- Timeline
 - Q4 2021: renovation of SFR start
 - Q1 2022: ground break of new building
 - Q3 2022: renovation of SFR complete.
 - Q1 2023: full project completion.

THANKS

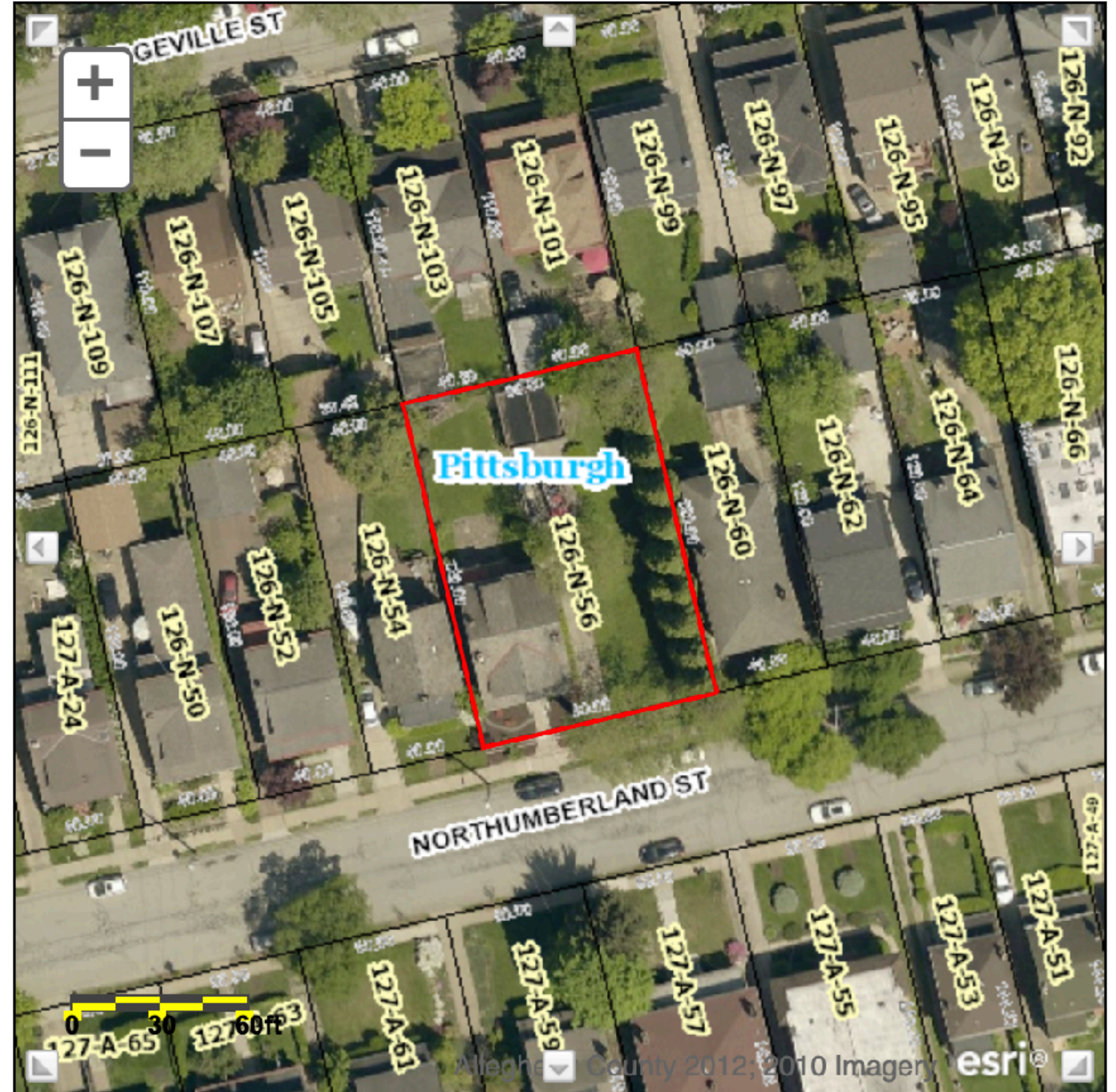
Q & A

The Parcel

- Address: 6629-6633 Northumberland
- Lot size: 9,600 sqft
- Min Lot Size per Unit: 1,800 sqft

of units:

$$9,600 / 1,800 \text{ sqft} = 5.33 \rightarrow 5 \text{ (units)}$$



Rendering



COVID DIY Home Renovation Project

