



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2024-07874

Project Description: Change of use to multi-unit residence of 12 units, with accessory parking and landscape areas

Case Review Date: July 2025

### 2. SITE INFORMATION

Development Address: 1304 MANHATTAN ST, Pittsburgh, PA 15233

Parcel (s): 22-P-172

Zoning Designation: R1A-H

Neighborhood: Manchester

Registered Community Organization: Manchester Neighbors and Manchester Chateau Partnership Alliance

Date of Development Activities Meeting: July 16, 2025

## B. ZBA REQUESTS

Type of Request: Variance Code Section: 911.01

Description: Multi-unit residential is not permitted in the R1A-H district

Type of Request: Variance Code Section: 903.03.D

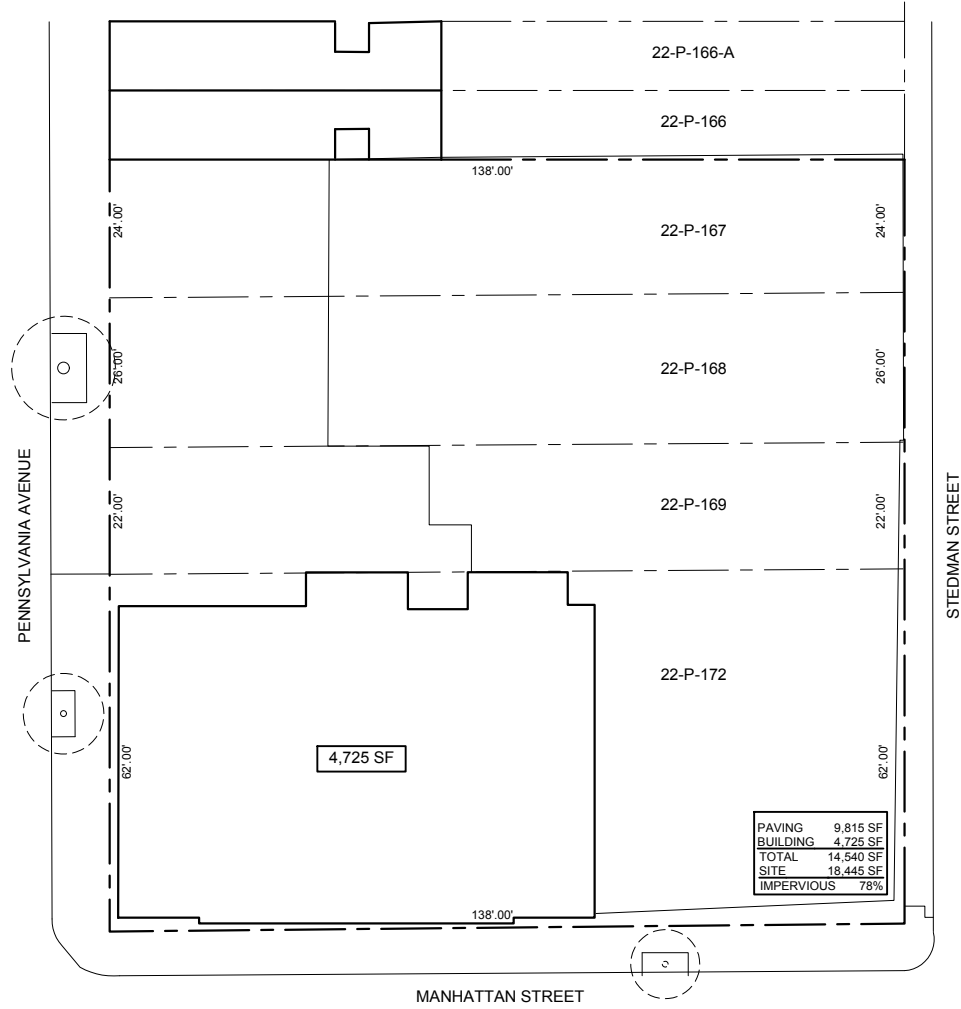
Description: A 5' side setback is required. A 3' setback is proposed for parking area, and a 1' setback is proposed for dumpster

Type of Request: Special Exception Code Section: 916.04.B

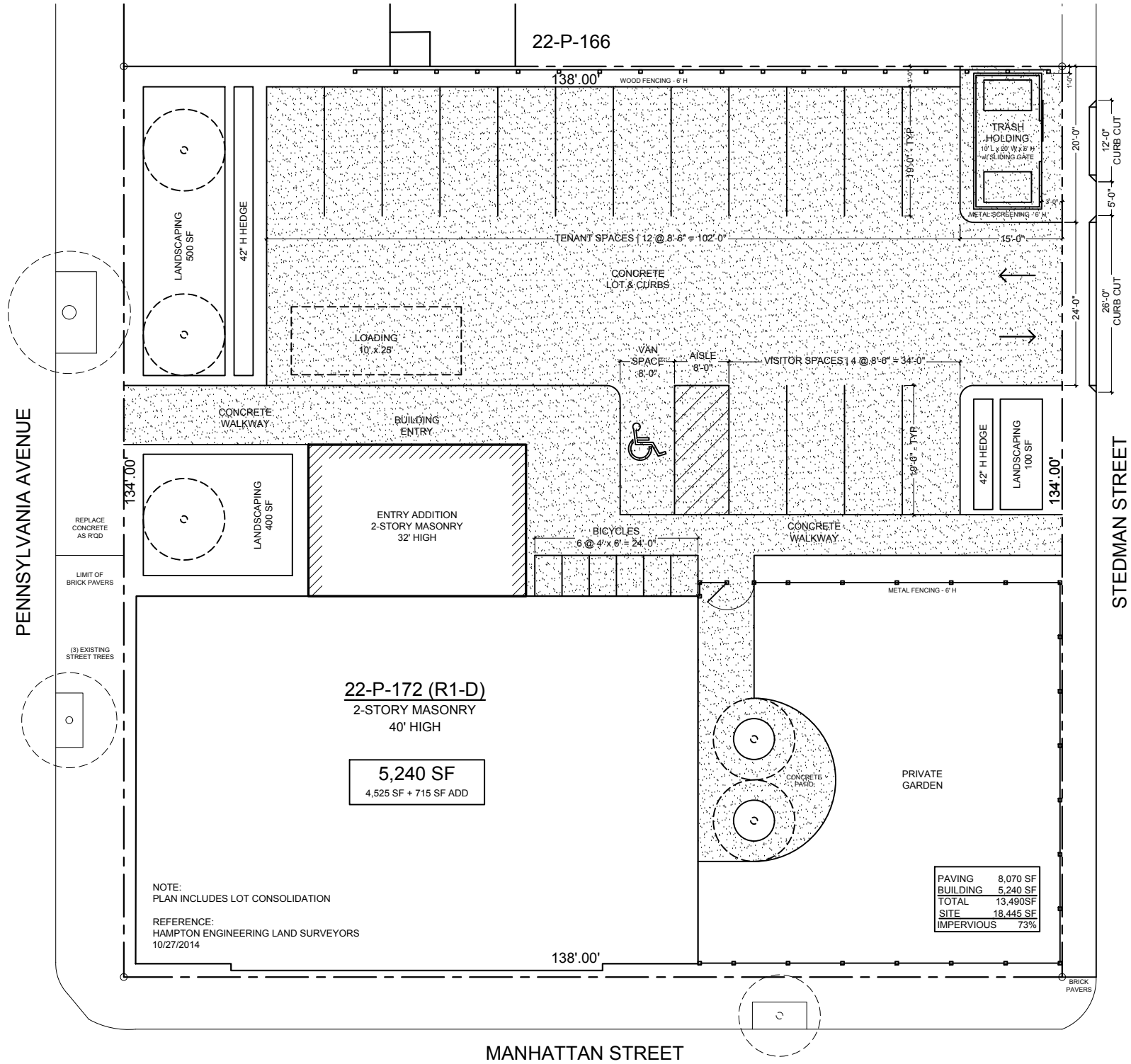
Description: Dumpsters shall not be located within 30' of property of residentially-zoned property. Waiver requested.

Type of Request: Special Exception Code Section: 916.04.C

Description: Parking areas shall not be located within 15' of property of residentially-zoned property. Waiver requested.



2 SITE PLAN: Existing  
1" = 30'



1 SITE PLAN: Proposed  
1" = 20'



PRELIMINARY | ISSUED FOR ZONING REVIEW | VERIFY ALL DIMENSIONS IN THE FIELD | DAVID J ROTH © 2025

#	Revision Date
<b>The Downtown Design Company</b> David Julian Roth, AIA, LEED AP BD+C 1536 Colwell Street #8   Pittsburgh, PA 15219   412-298-7187 RA 011496X   thedowntowndesigncompany.com   djaroth@me.com	
<b>MULTI-UNIT APARTMENTS</b> Manhattan Church Lofts LLC 1304 Manhattan Street Pittsburgh, PA 15233 Parcels #22-P-167, 168, 169 & 172	
<b>SITE PLANS</b> Existing & Proposed 12 Living Units 17 Total Parking Spaces	
Date	07-24-2025
Scale	As Noted
Project	DDC #2407
Sheet	<b>Z1</b>

# 1304 Manhattan Street | Pittsburgh, PA 15233

Parcels #22-P-167, 22-P-168, 22-P-169 & 22-P-172

Reuse of former church for Multi-unit Residential  
12 units with 17 total parking spaces & additional bicycle spaces

Project requires the following approvals:

## Zoning Board of Adjustment - Use Variances

Multi-unit residential in R1-A is not a permitted use  
Accessory parking is a Special Exception

## Historic Review Commission - Exterior Renovations

Stained Glass Windows - Selective Repair & Replacement





SOUTH - Stedman Street



EAST - Rear



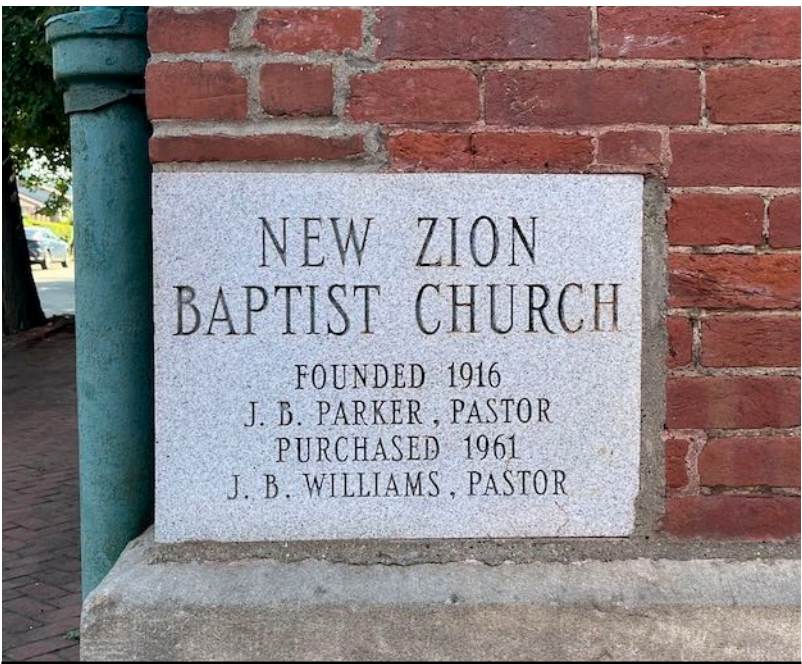
NORTH - Pennsylvania Avenue



LOCATION

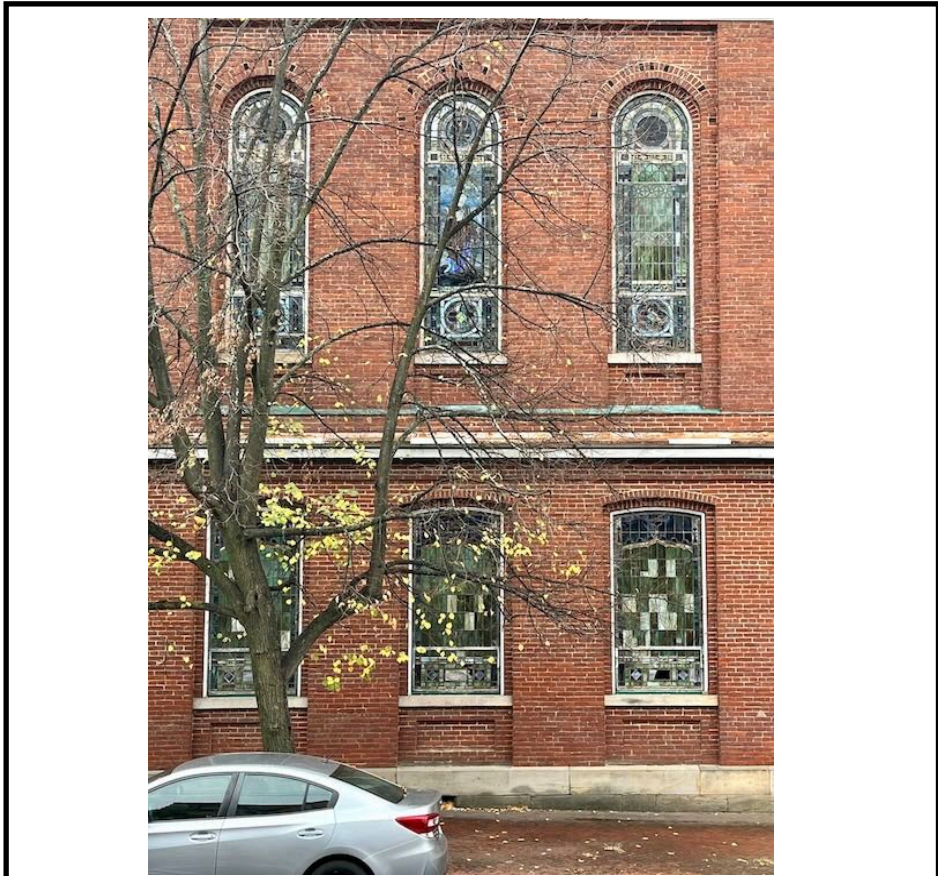


WEST - Manhattan Street

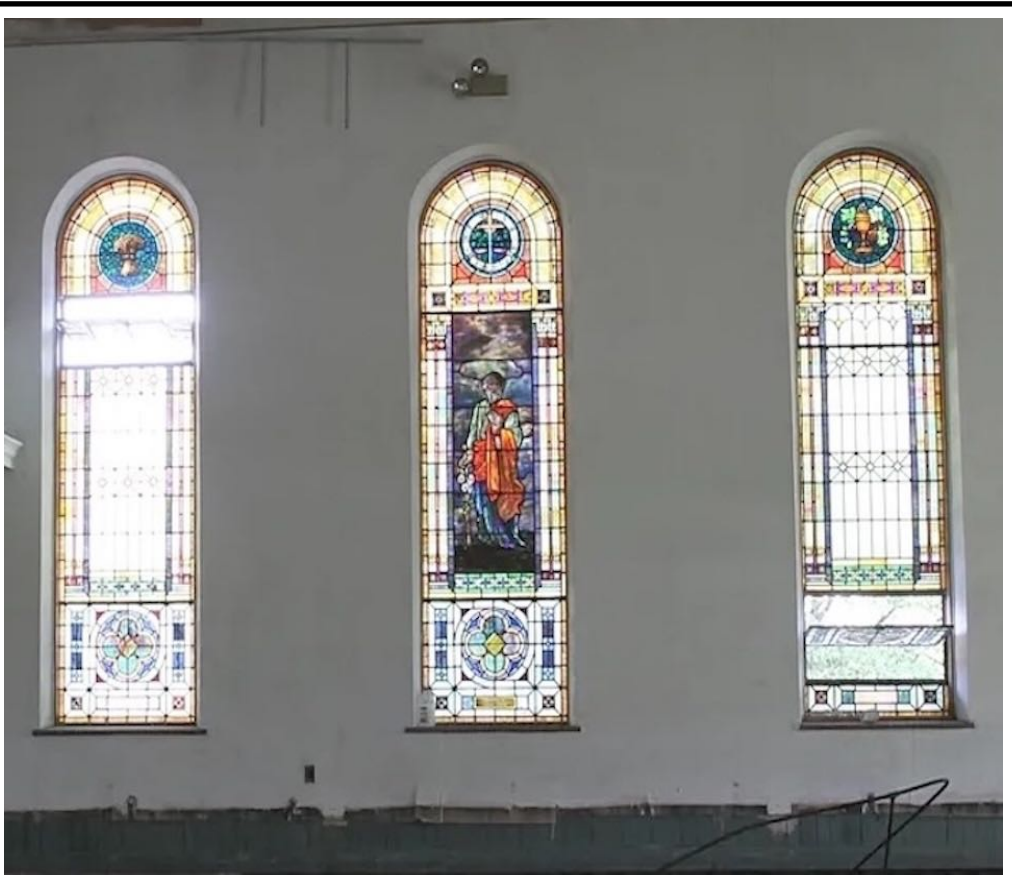


CORNERSTONE

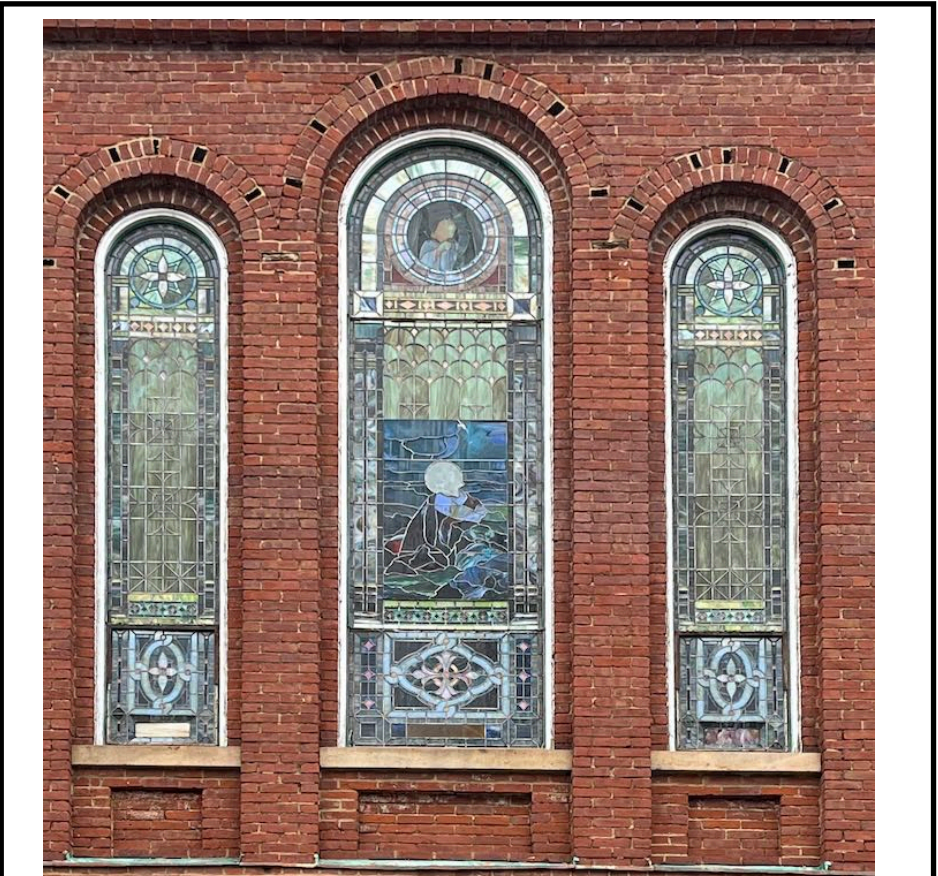




NORTH, EAST & SOUTH - Salvage & Replace ~72%



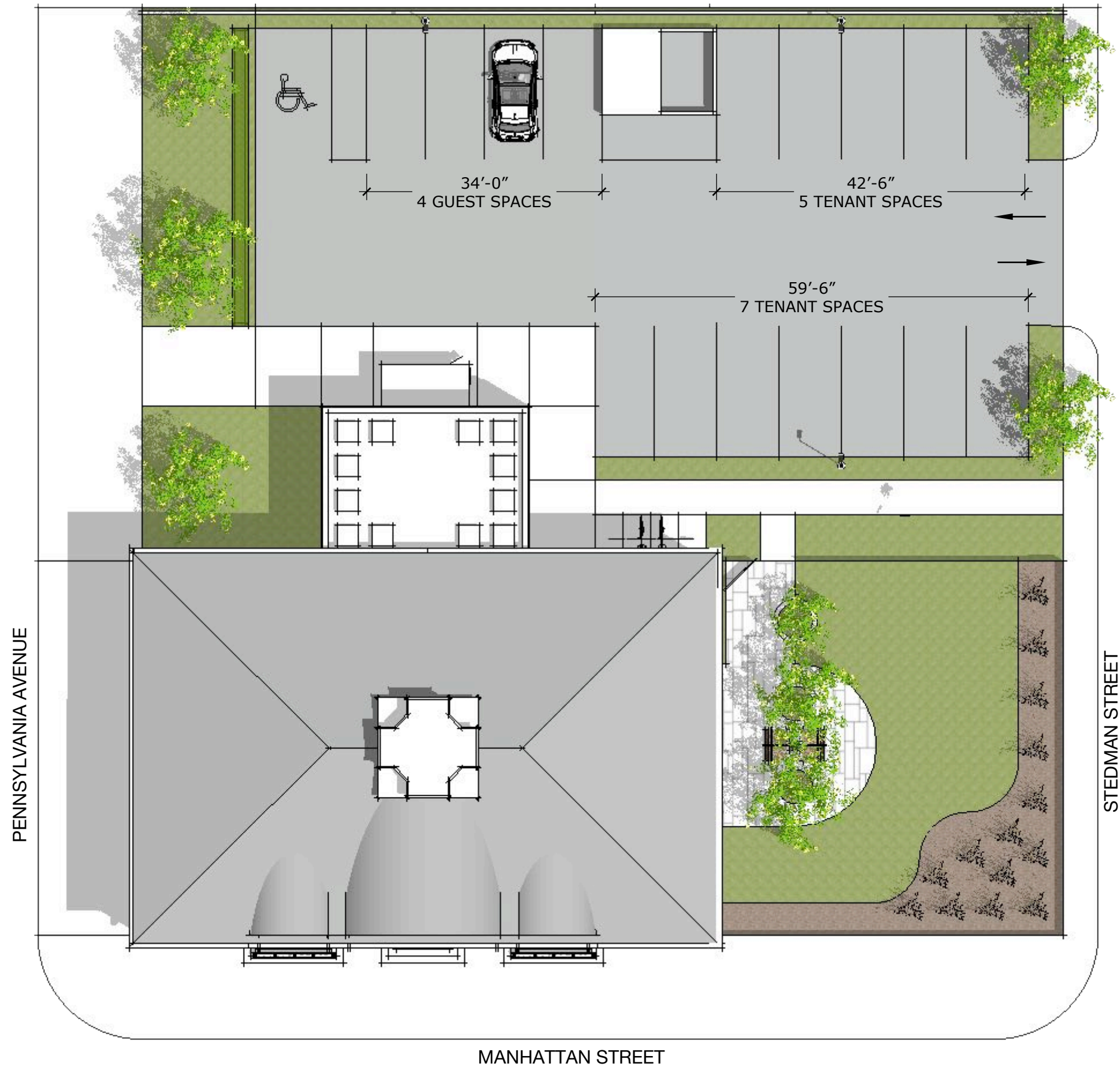
INTERIOR - Typical



WEST - Repair ~28%

















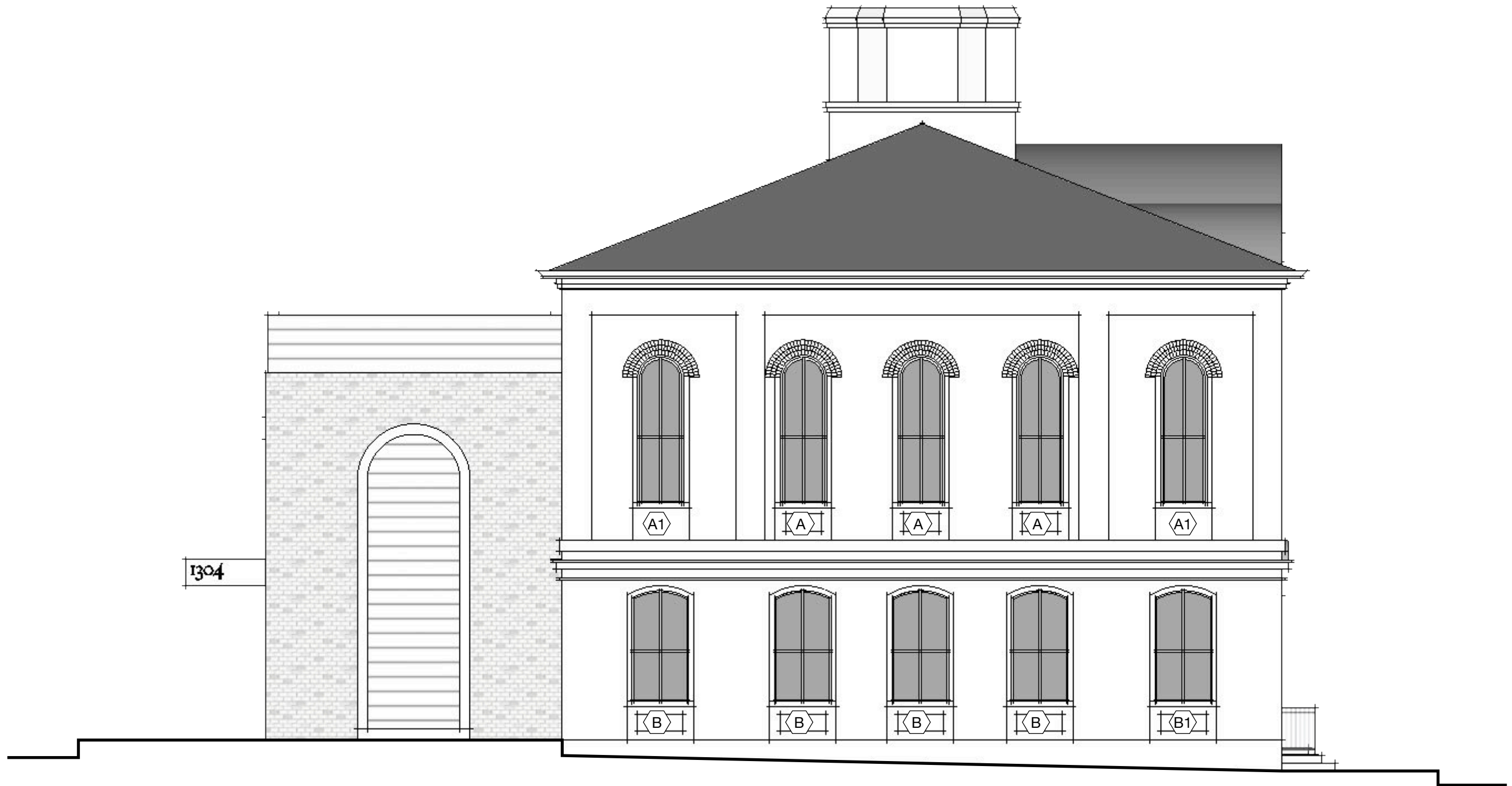






WINDOW SCHEDULE							
TYPE	DESCRIPTION	QTY	W	N	E	S	TOTAL SF
	SALVAGE	20	30	250	210	230	720
R	REPAIR	9	280	-	-	-	280
A	REPLACE	8	-	110	70	110	290
B	REPLACE	10	-	140	70	110	320
A1	NEW	8	80	80	80	80	240
B1	NEW	4	-	35	70	35	140
C	PATIO	1	120	-	-	-	120
D	EGRESS	1	30	-	-	-	30
E	ENTRY	1	-	-	300	-	300
NOTE = All windows to be wood double hung, consistent frame/brickmould							





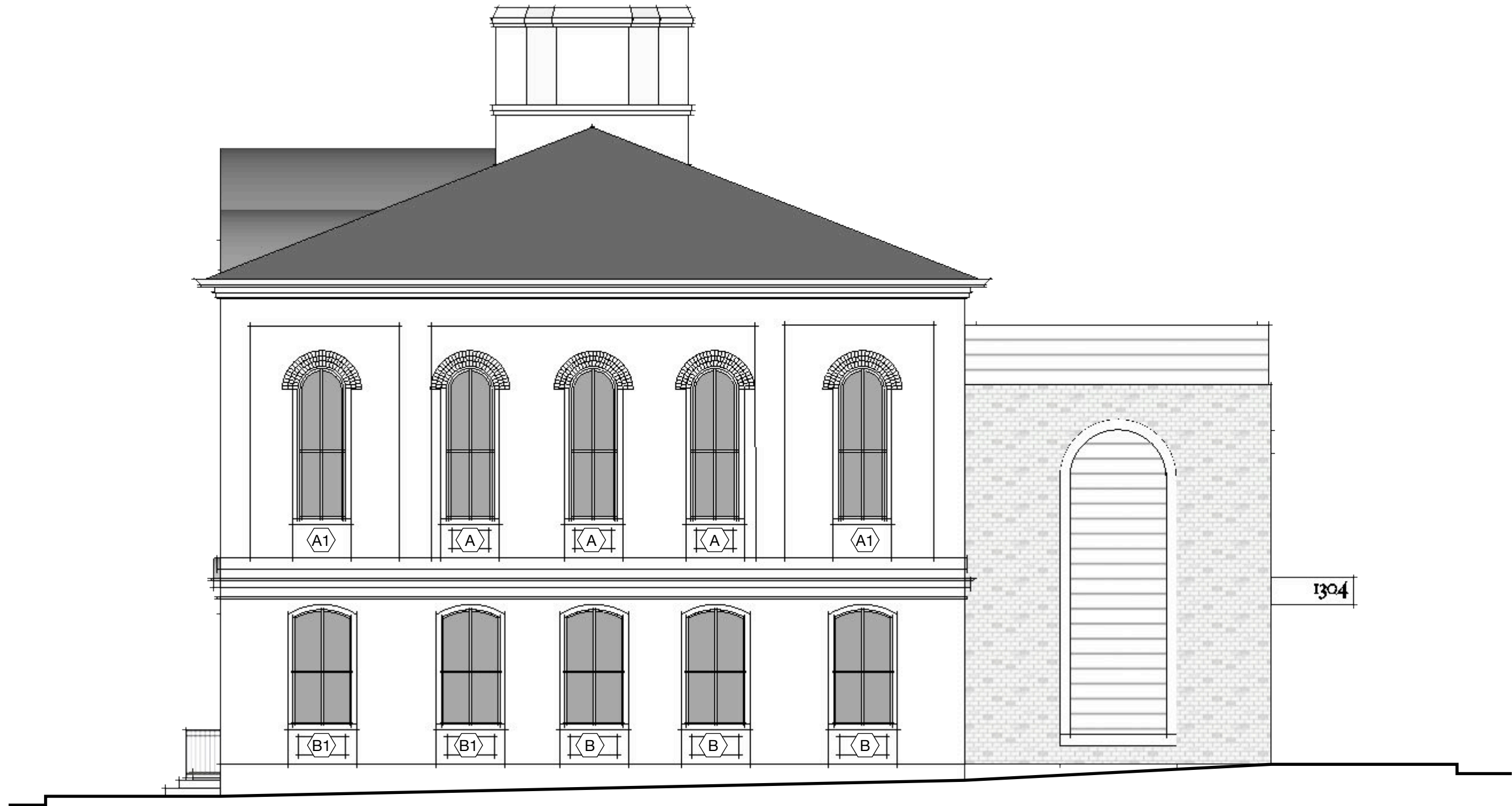
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B1	NEW	4	-	35	70	35	140
C	PATIO	1	120	-	-	-	120
D	EGRESS	1	30	-	-	-	30
E	ENTRY	1	-	-	300	-	300
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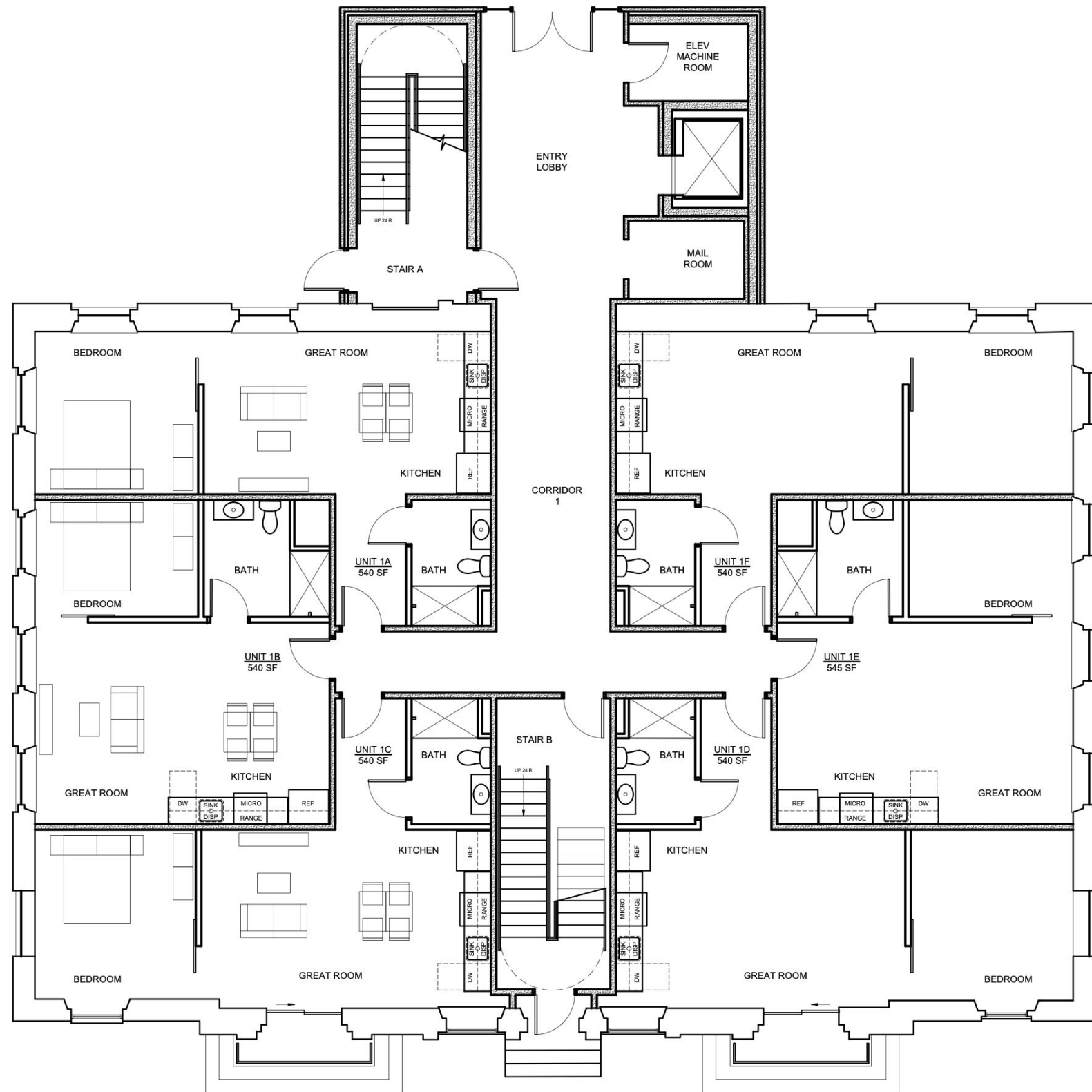
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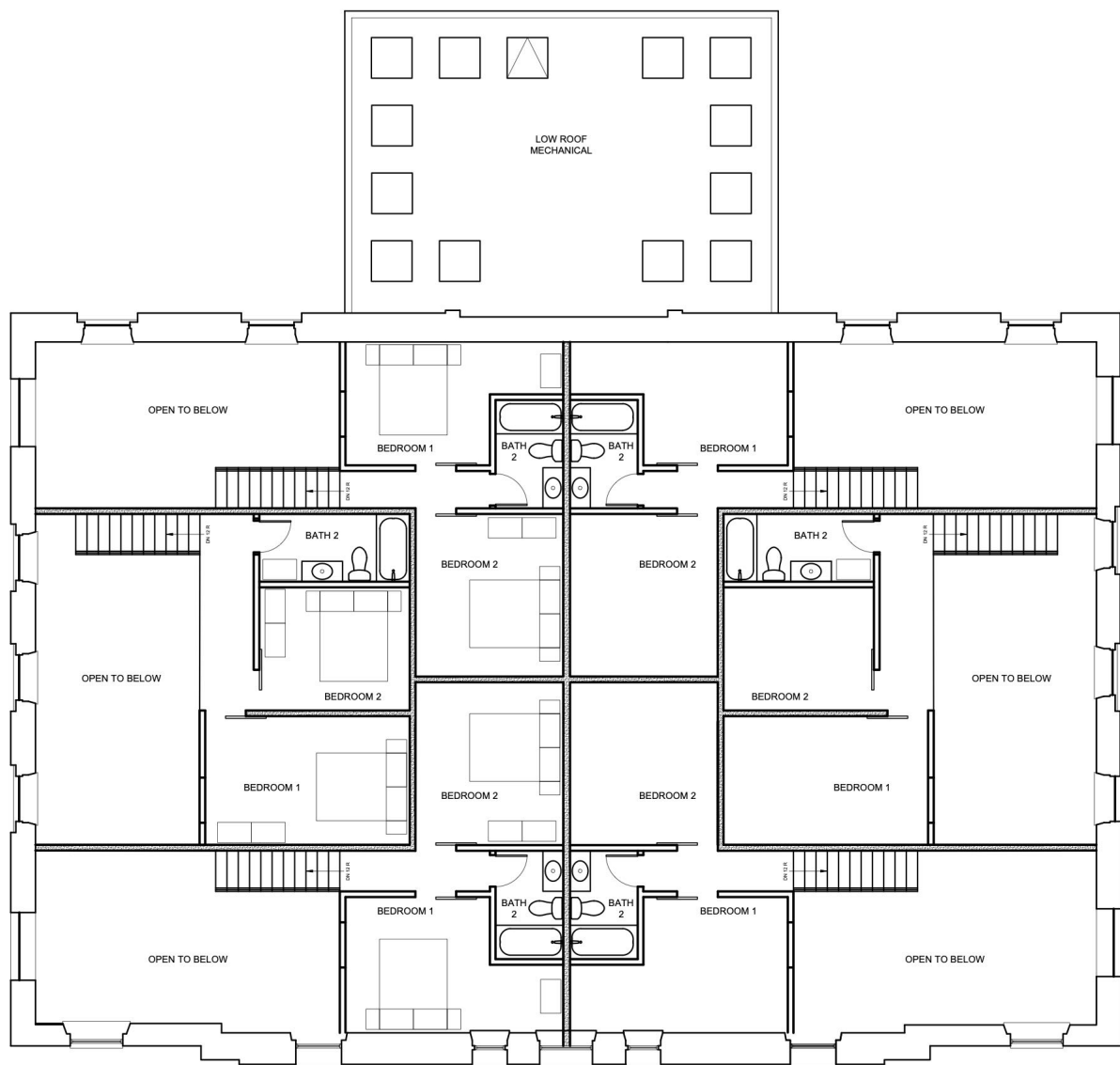




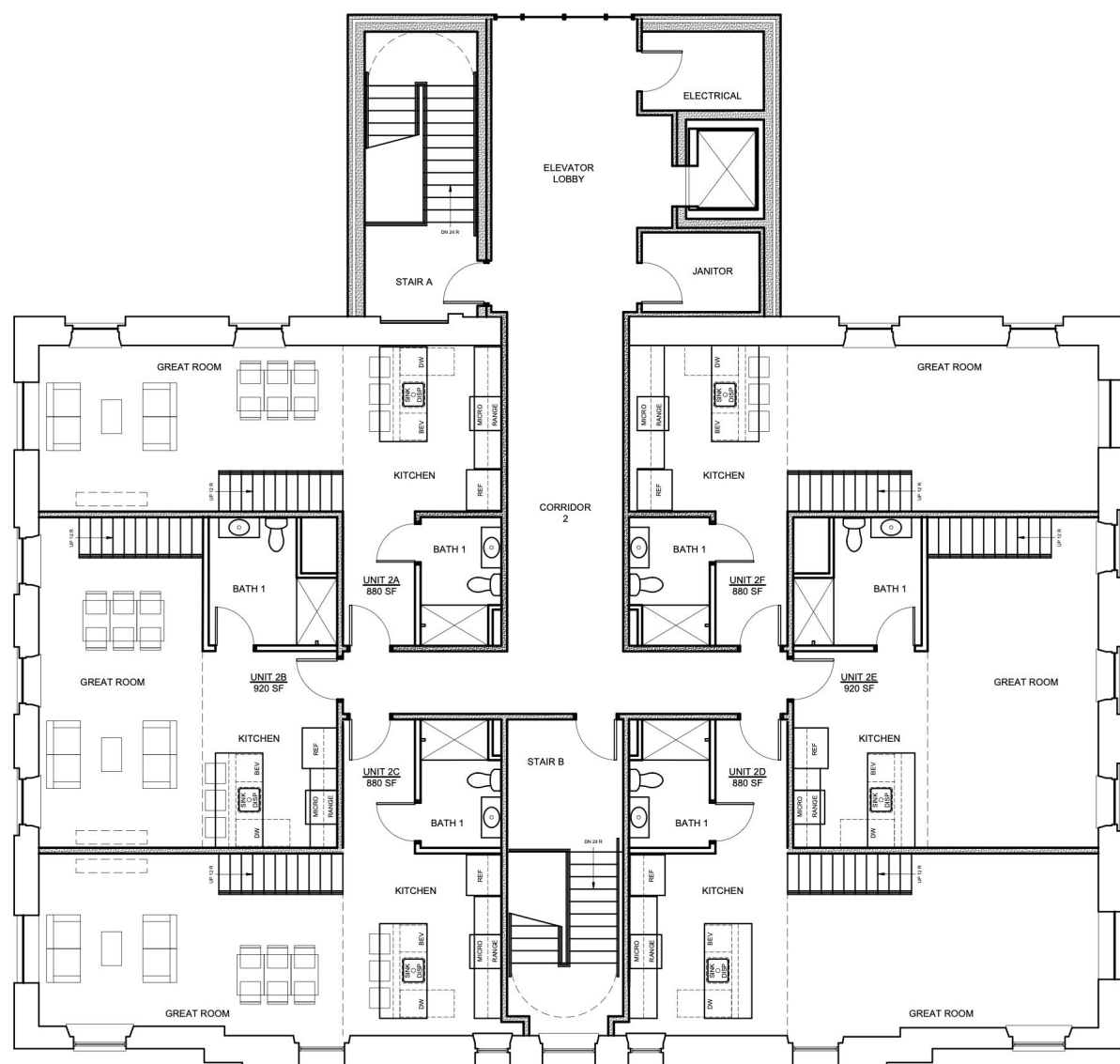
1 BR | 1 B ~540 SF

PLAN: First Floor w/ 6 units | A3.1





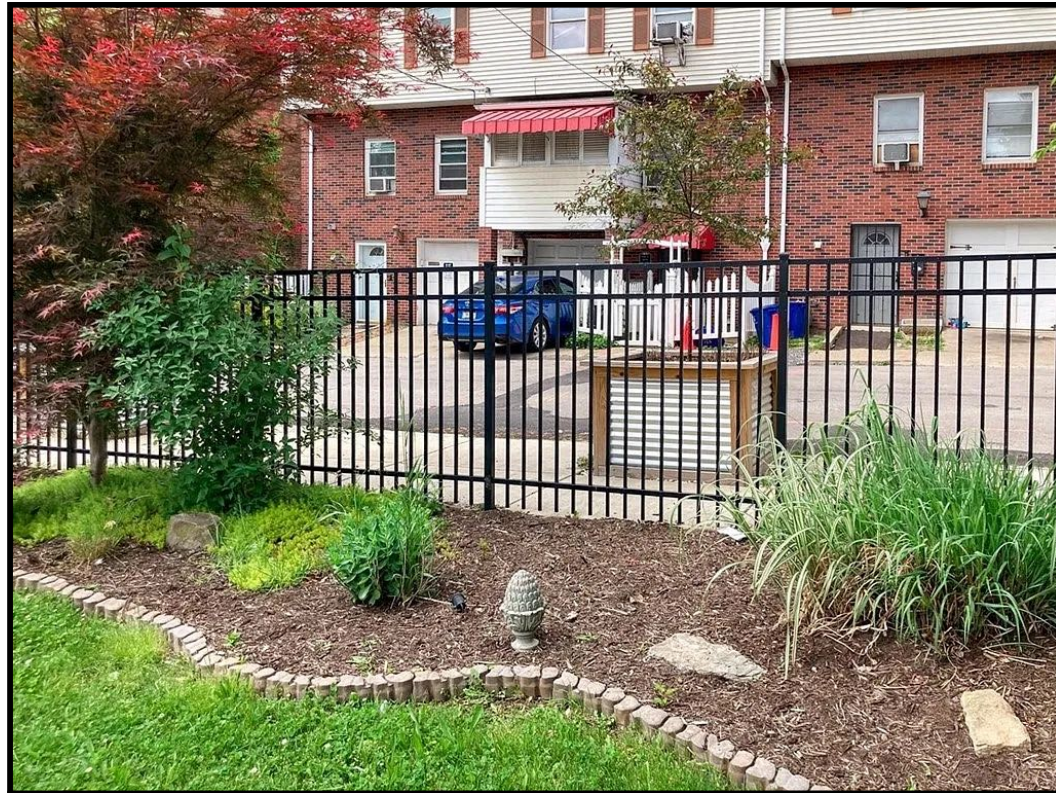
Upper Level



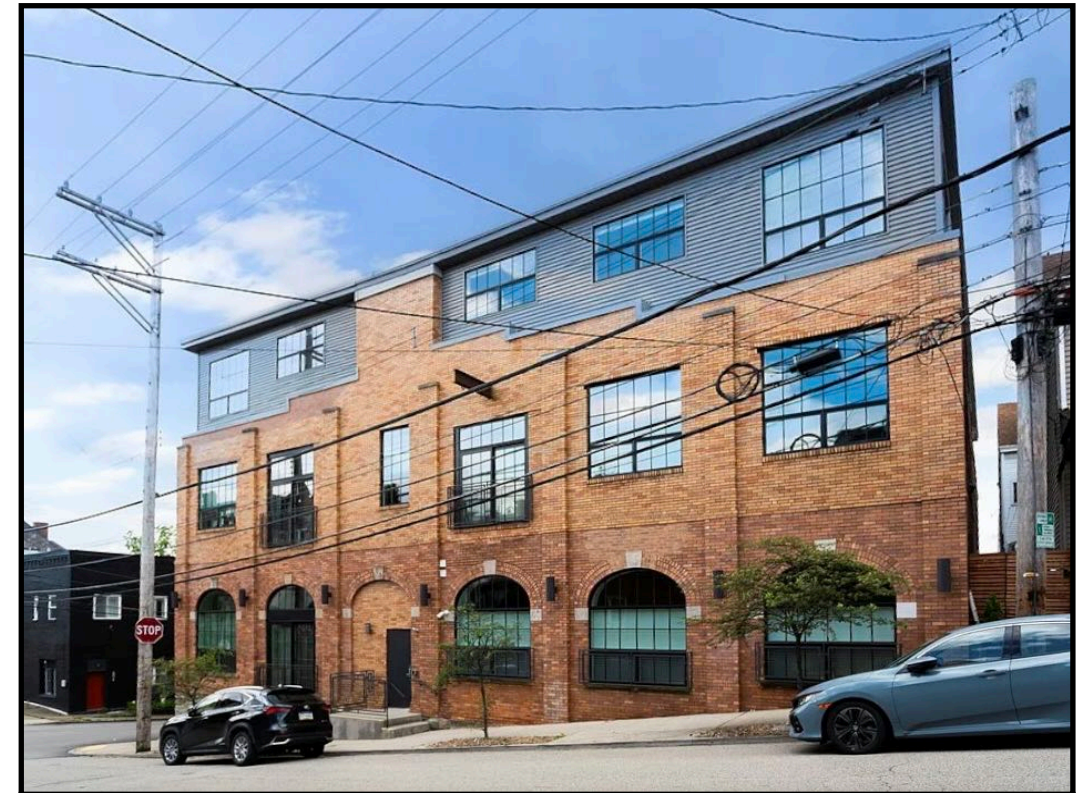
Unit Entry Level







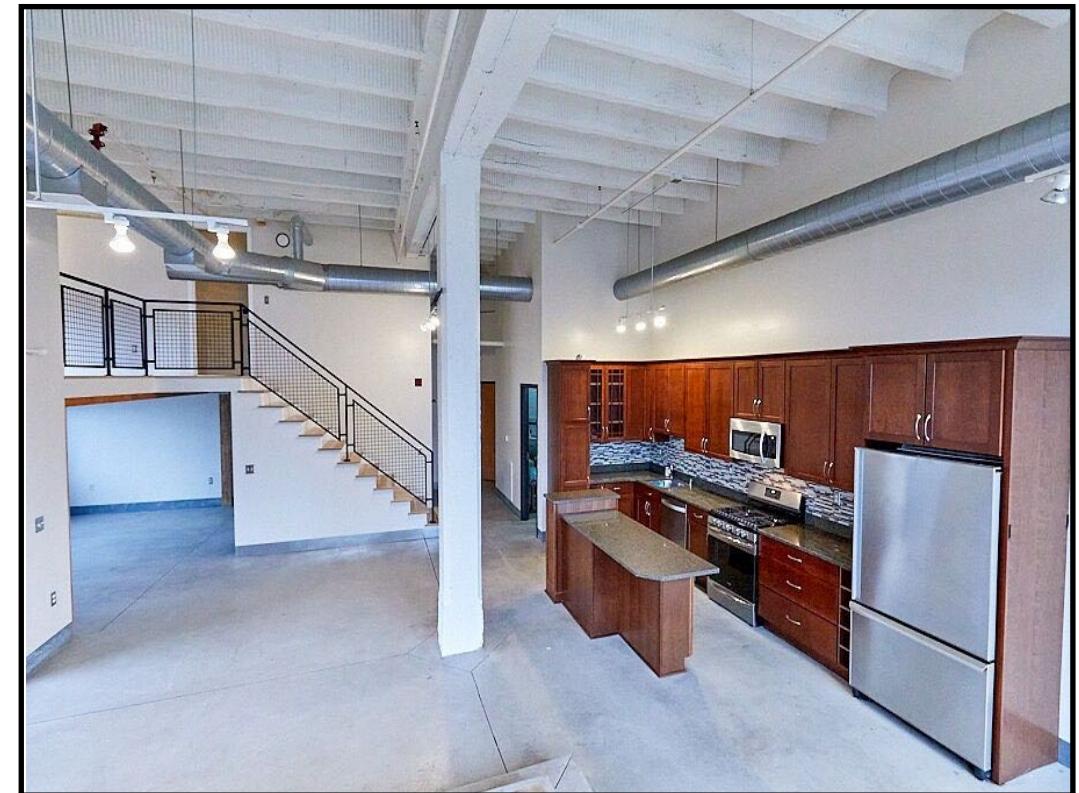
ROMA LOFTS - Garden



BLOOMFIELD LOFTS - Downtown Design

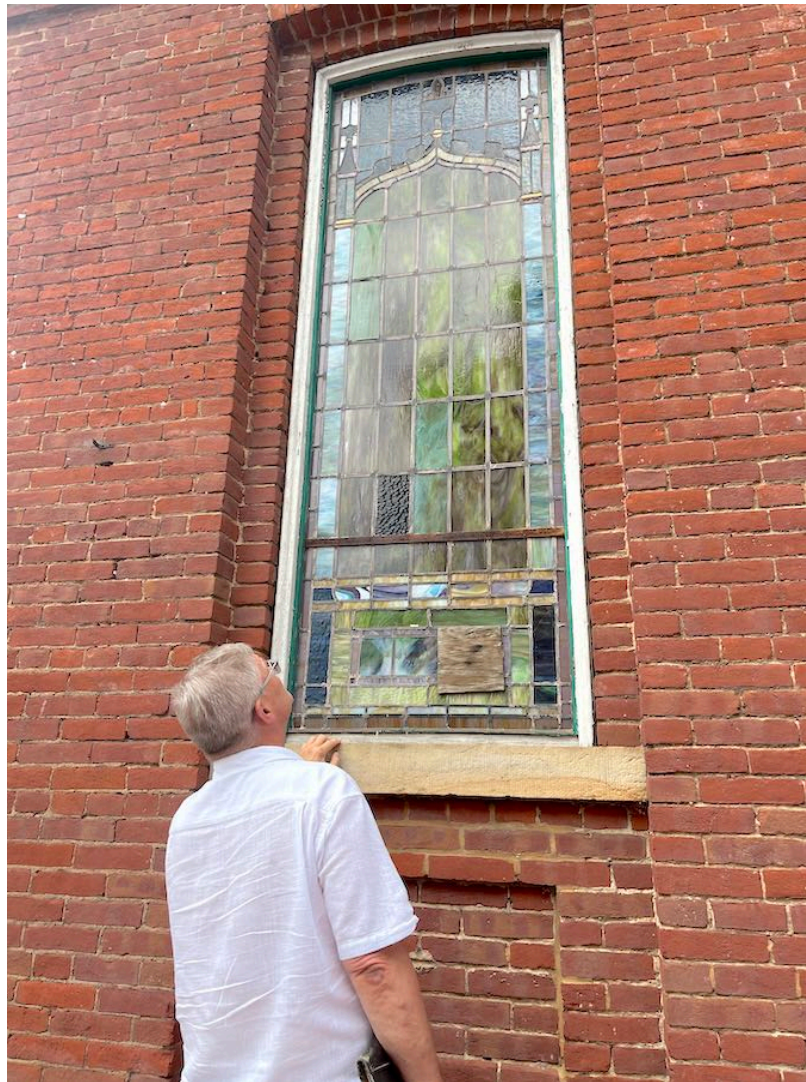


ROMA LOFTS - Garden

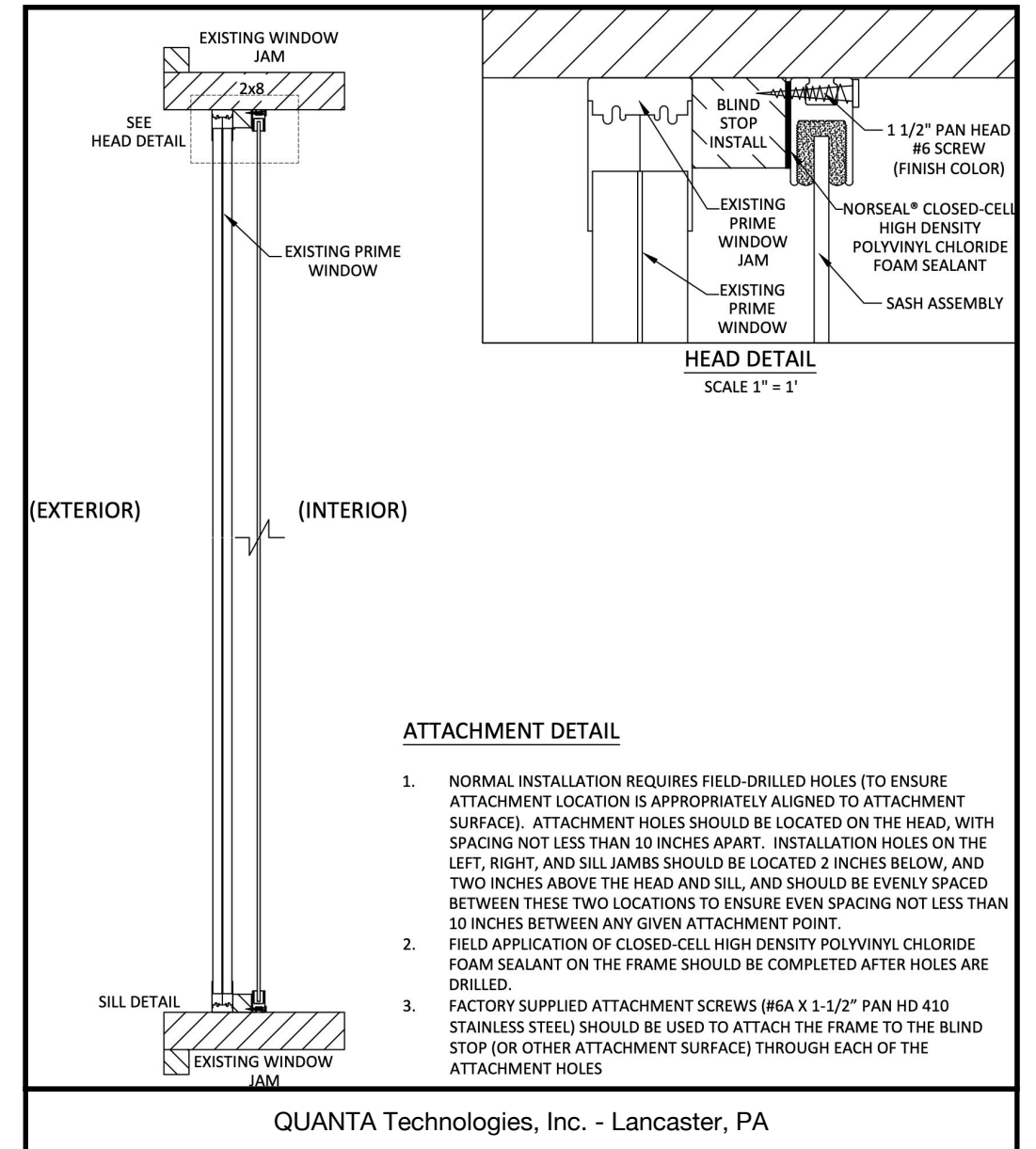


ROMA LOFTS #3 - Downtown Design





Pittsburgh Stained Glass Studios



Manchester Church Lofts, LLC  
The Downtown Design Company  
Pittsburgh Stained Glass Studios  
Construction Junction