

4527 Winthrop Street  
City of Pittsburgh Zoning Development Review Application

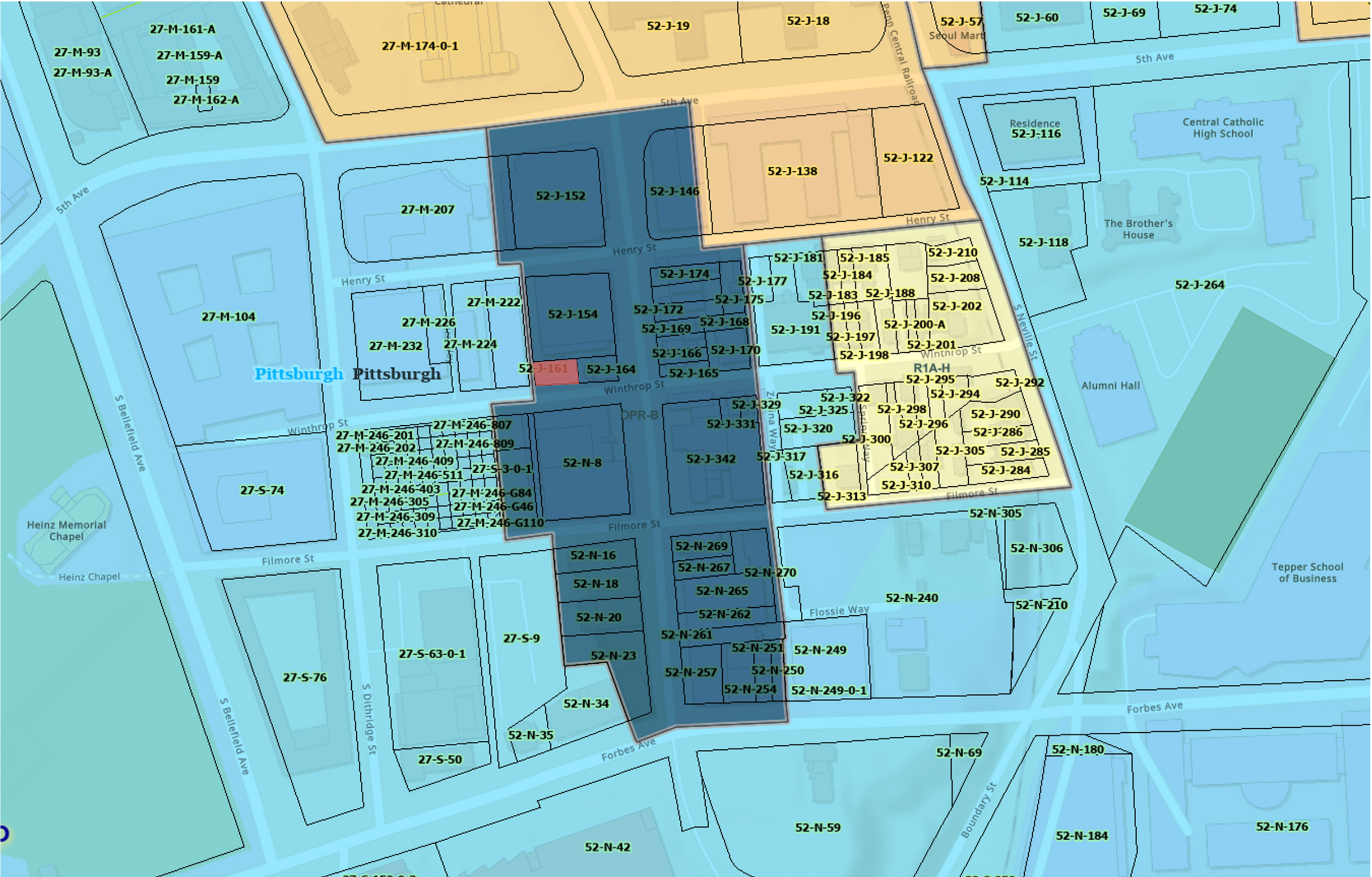












# Zoning Development Review Application

City of Pittsburgh Department of City Planning



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" Required / 16'-6" Provided
Maximum FAR	4:1 Required / 0.35: 1 Provided
Maximum Lot Coverage	90% Required / 35% Provided

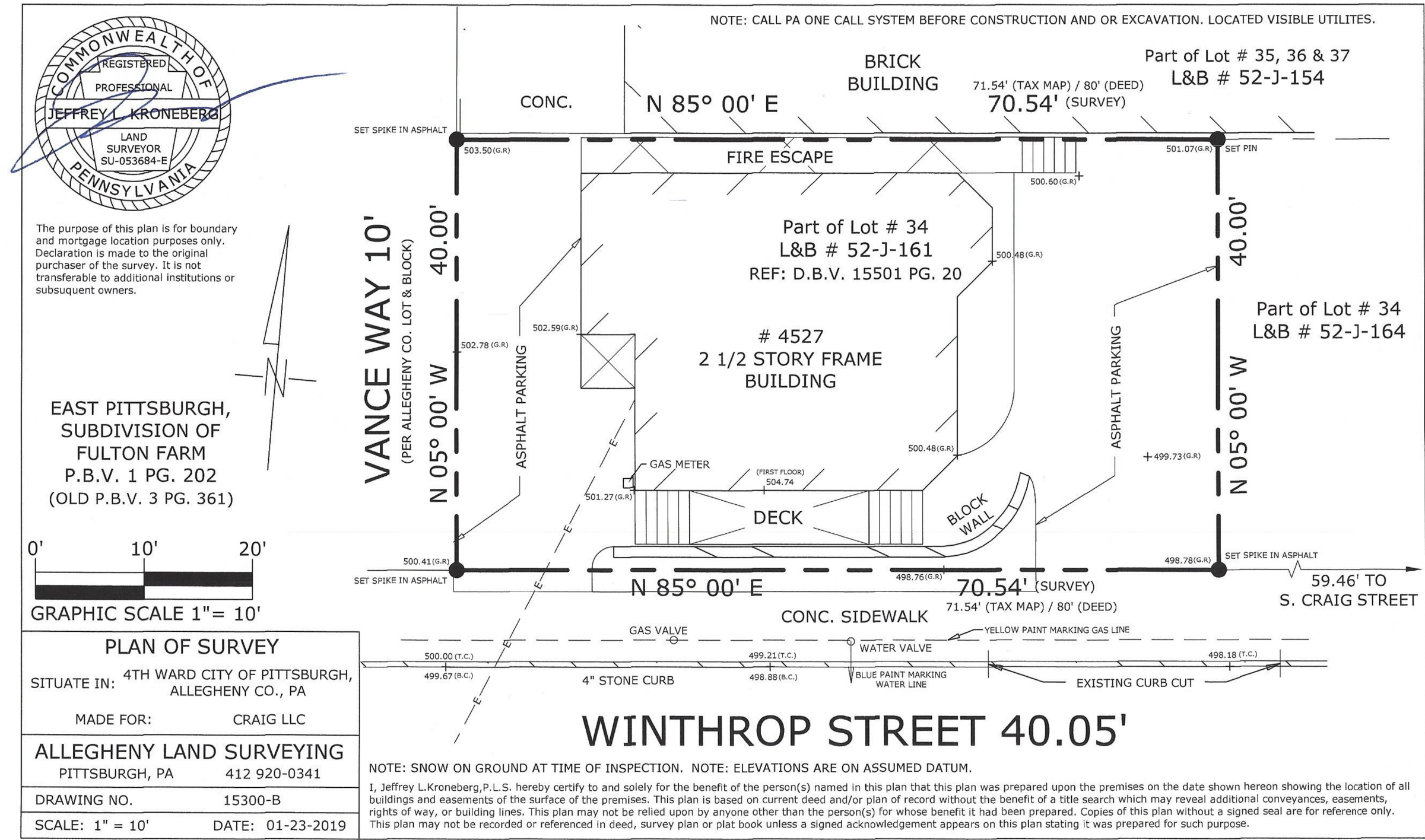
Use Table

1. Restaurant (Limited) Permitted
- Restaurant (Limited) means a Restaurant with a gross floor area of less than 2,400 square feet and that does not have live entertainment or dancing.

Proposed Building

- Level 1 (1,000sf)
- 1,000sf < 2,400sf (Restaurant Limited)

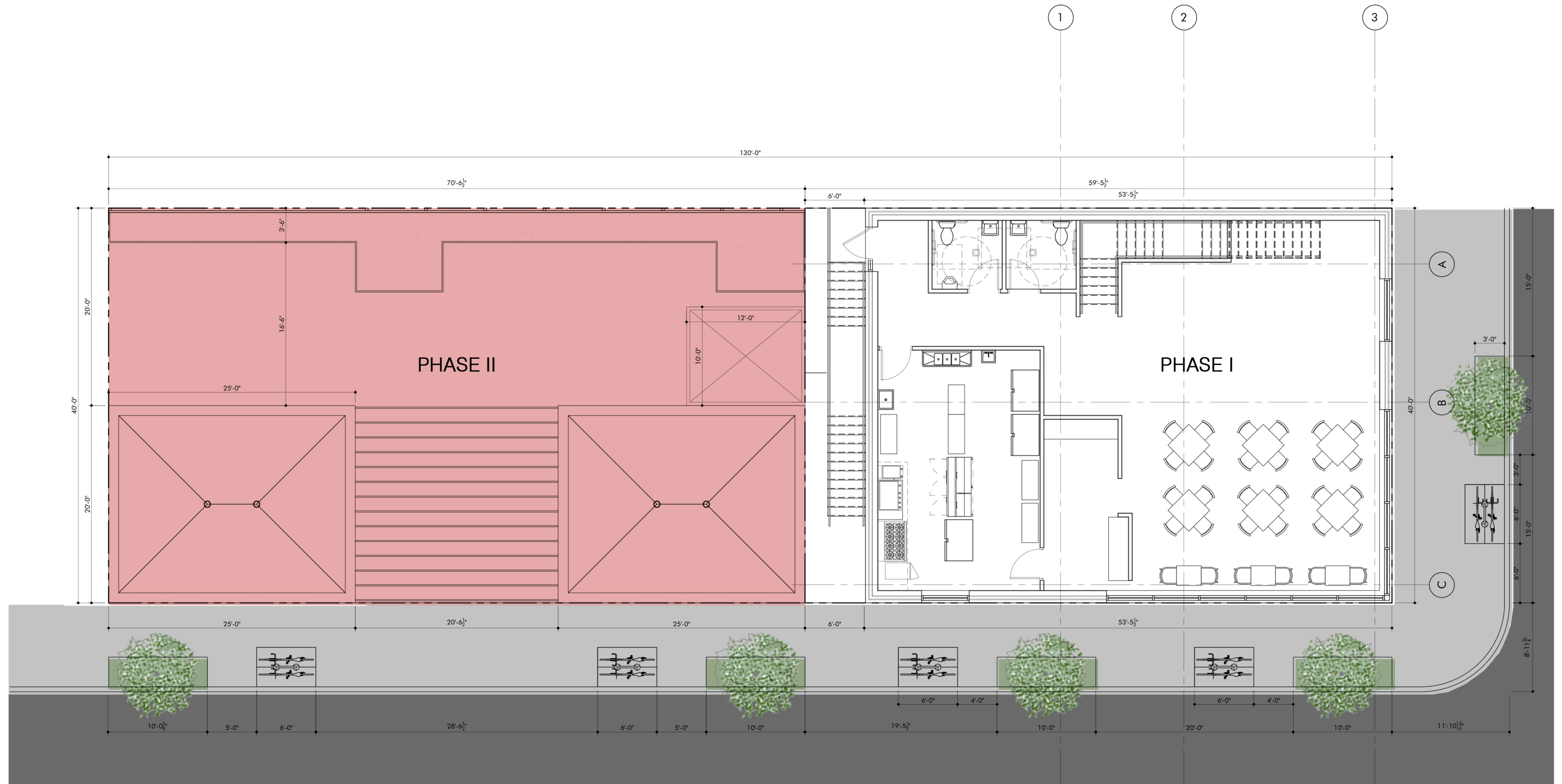
















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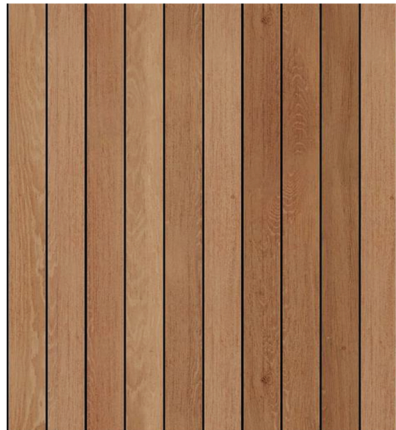








Charcoal Stucco Siding



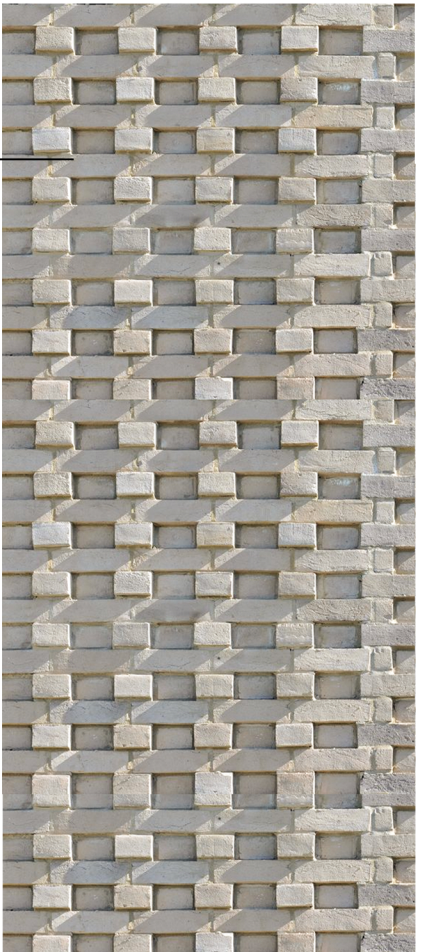
Cedar Board Cladding



Cast in place concrete base



Dark Bronze ACM Metal Panel



White Brick Veneer

Oak and Brass  
Details









