



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

Staff Report for Case # 155 of 2024 – 3208 Juliet Street

Date of Hearing: November 14, 2024
Zone Case: 155 of 2024
Address: 3208 Juliet Street
Lot and Block: 29-C-124
Zoning Districts: R1A-H
Neighborhood: South Oakland

Owner: Jun Zhao and Jiangling Xu
Applicant: Jun Zhao
Request: Use of structure for two dwelling units

Application: BDA-2024-04695

Review/Variance	Section 911.02	Review non-conforming use of property for two dwelling units OR Use variance to allow use of property for two units
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Staff Report:

1. The Subject Property is located at 3208 Juliet Street in an R1A-H (Residential One Unit Attached High Density) District in South Oakland.
2. The dimensions of the Subject Property are 25' by 165' (4,125 sf)
3. A four-story structure is located on the Subject Property.
4. The City has not issued a Certificate of Occupancy for the Subject Property.
5. On September 13, 2024, the Department of Permits Licenses and Inspections issued a citation for electrical work for a two-unit residential use without the required approval.
6. On September 16, 2024, the Applicant filed Application # BDA-2024-04695, which sought zoning approval for the use of the structure for two dwelling units.

7. The Applicant submitted photographs showing the separate entrances, kitchens, bathrooms, furnaces, and water heaters for the two units.
8. The Applicant provided copies of the 1900 census, which lists 22 people in 4 households living on the Subject Property, and the 1950 census, which lists 8 people in 3 households on the Subject Property; and the 1930 Polk Directory that lists two phone lines for the Subject Property.
9. The Applicant asserted that other multi-unit residential are in the proximate area of the Subject Property.
10. The information submitted by the Applicant is attached to this report.
11. Upon review of the application, the Zoning Administer was not able to determine that the use of the Subject Property pre-dates the current R1 zoning designation and is legally non-conforming and recommended review by the Zoning Board.
12. Pursuant to the 1958 Zoning Map for the City of Pittsburgh, the zoning district designation for the Subject Property was, as of 1958, R4 (Multiple-Family Residence) District, where two-unit residential uses were permitted by right.
13. The City of Pittsburgh's 1997 Zoning Map indicates that the zoning district designation for the Subject Property was, at least as of 1997, R3 (Multiple Family Residential District), where two-unit residential uses were permitted by right.
14. A Development Activities Meeting was held on October 14, 2024 with the Oakland Planning and Development Corporation, the Registered Community Organization for this area. The summary report is attached to this report.

Development Activities Meeting Report (Version: 06/24/2020)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 3208 Juliet St/ Use of building for two residential units	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Oakland Planning & Development Corporation (OPDC) Area residents City Planning Staff
Parcel Number(s): 0029-C-00124-0000-00	
ZDR Application Number: BDA-2024-04695	
Meeting Location: Zoom	
Date: Monday, October 14, 2024	
Meeting Start Time: 5:30 PM	
Applicant: Jun Zhao	Approx. Number of Attendees: 6
Boards and/or Commissions Request(s): Zoning Board of Adjustment (ZBA) for a variance from code section 911.02 because Two-unit Residential is prohibited in R1A-H District	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

The applicant began with a personal introduction about how they acquired the property with the understanding that it was a two-unit residential use, based on evidence presented in the meeting. Since there is no certificate of occupancy (CO) for the property's use, they must go before the ZBA for review and approval. The applicant shared exhibits including an aerial photo of building and site plan of existing conditions. The site plan showed the locations of the building, rear parking pad, patio, walkways, and grass/garden area. The applicant then shared several items of documentation identifying the past occupancy of the building, including: real estate listings, bank appraisal, county property record from 2001, 1950 National Census (8 persons; 3 households), and the 1900 national census (4 households). The applicant then shared photos of the building interior illustrating how the building was configured for two units. This included kitchens for both levels, hallways, rooms, and access doors. The first level unit is accessed by the front door and the second level unit has it own back door accessible from an exterior stair.
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Input and Responses

Questions and Comments from Attendees	Responses from Applicants
The street level façade looks like it may have been a storefront in the past when this block had commercial uses	

Questions and Comments from Attendees	Responses from Applicants
If approved, what changes/modifications do you plan?	There are no plans to change the structure, except for compliance with PLI code, including electricity upgrades
How many bedrooms are in each unit?	There are currently 7 bedrooms for the entire building across all units.
How many bathrooms/kitchens?	4 bathrooms total, 2 per each unit, 1 kitchen for each unit
How many cars may park on the lot?	2-4 max, and used only for tenants; The requested occupancy permit will include zero off-street parking spaces since parking is a separate permit

Planner completing report: Christian Umbach, Senior Planner

Karen Abrams
Director



Corey Layman
Zoning Administrator

City of Pittsburgh | Department of City Planning | Zoning Division

Occupancy History Checklist

Completed by: YINGYI ZHONG

Date: 09/20/2024

Subject Address: 3208 JULIET ST, PITTSBURGH, PA 15213

Current Zoning District:

Use Category Requested:

Structure Type:

R1A-H

TWO (2) UNIT

FOUR (4) STORY STRUCTURE

NO

Is there an existing **Certificate of Occupancy (C of O)** for a different use?

If Yes:

Number:

NA

Use Description:

NA

NO

Is there a historic **Zoning Board of Adjustment (ZBA)** decision that notes the use?

If Yes:

Number:

NA

Date:

NA

Use Description:

NA

YES

Is there a historic **Building Permit** or **Zoning Application** decision that notes the use?

Use Description

Document Type

Number

Date

ONE (1) FAMILY DWELLING

ZONING VOUCHER FOR WINDOW
REPLACEMENT

13-B-
01841

07/16/2013

TWO (2) FAMILY DWELLING

PROPERTY CERTIFICATION
SEARCH

DCP-
CERT-
2021-
07945

06/24/2021

YES

Does the structure have the same footprint/location shown in the **Sanborn Atlas**?

If Yes:

Year of last Sanborn update:

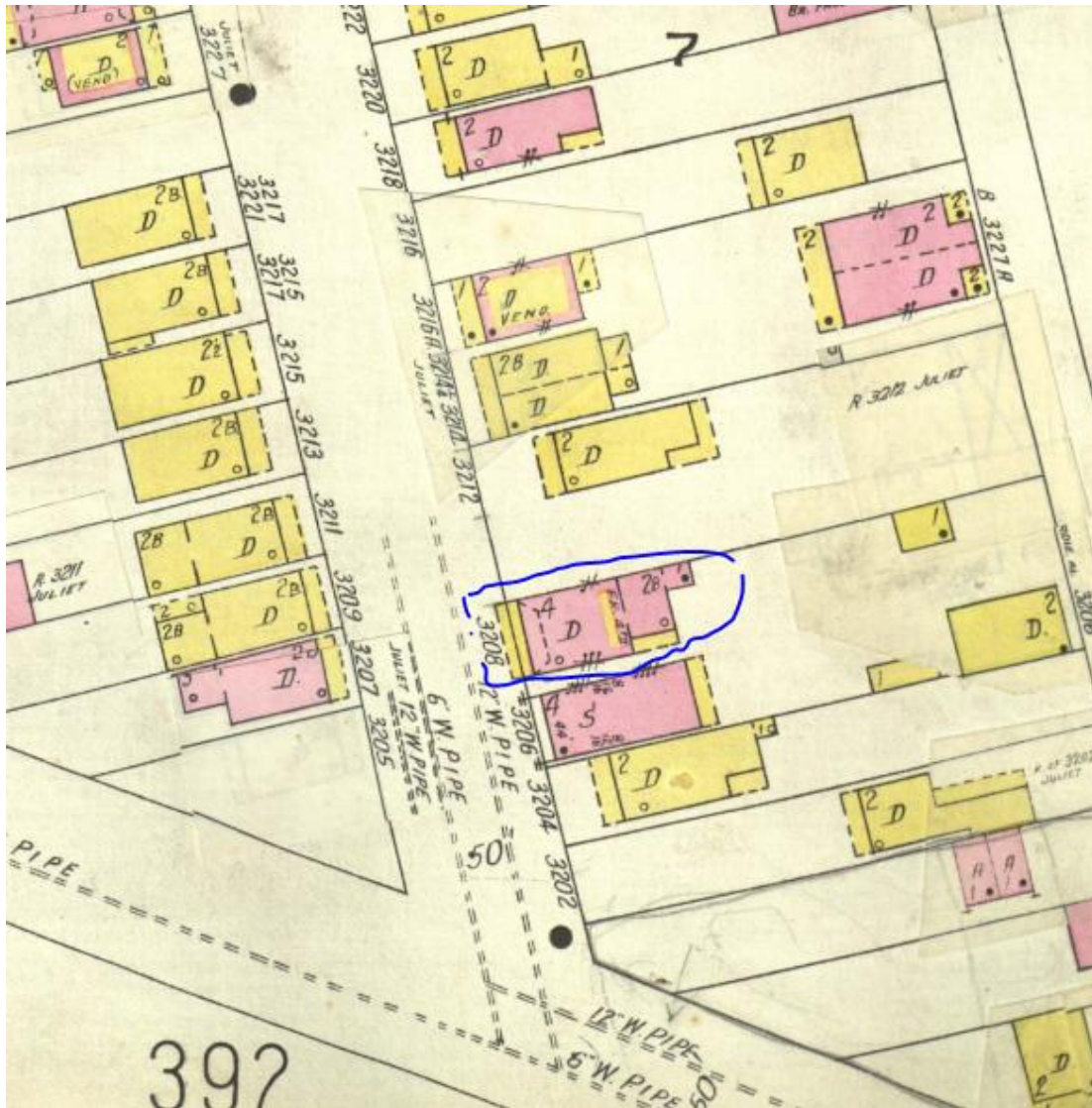
1945

Page Number:

VOL 3, PG 391

Continued on next page >

Occupancy History Checklist

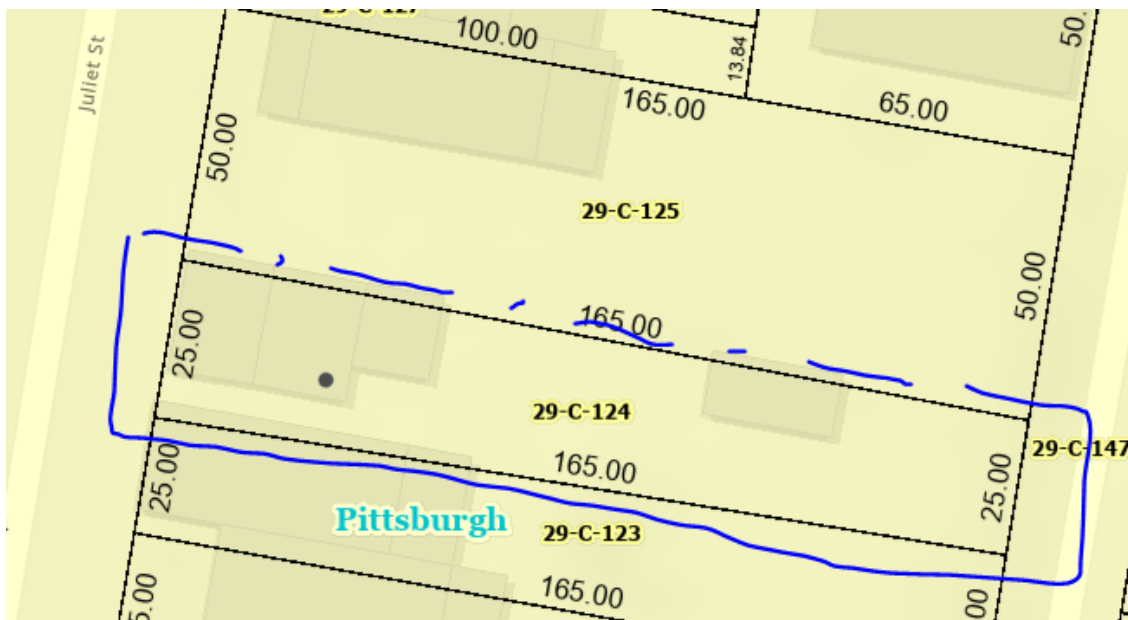


(1945 Sanborn map showing building footprint)

Occupancy History Checklist



(Building footprint today – aerial image pulled from Allegheny County Real estate website)



(Building footprint today – parcel information pulled from City of Pittsburgh zoning map)

NO

Does the **Sanborn Atlas** show multiple primary structures?

If Yes:

Year of last Sanborn update:

NA

Page Number:

NA

NO

Are there multiple pre-1958 phone lines per structure in the **Polk Directories**?

If Yes:

Number of lines in 1952:

1

1953:

NA

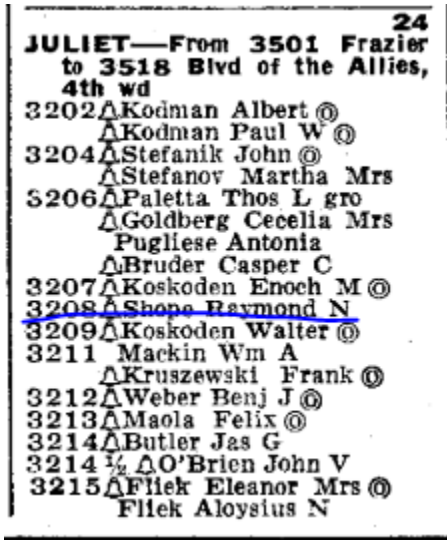
1954:

NA

1955:

NA

Occupancy History Checklist



(1952 Polk Directory)

YES

Are there photographs showing evidence that the home was built as (not converted to) the requested use? (Photos of original construction, or other indications that would date back to time of construction or pre-1958).

If **Yes** please attach photos.

Please refer to the **attached PDF titled "3208 Juliet Photos"** in email for photos provided by applicant.

Is there any additional information provided by the applicant, or comments/miscellaneous information or evidence collected by zoning staff?

Please refer to the **attached PDF titled "3208 Juliet Supporting Docs"** in the email for supporting documents, which include the following evidence provided by the applicant:

1. 2001 and 2025 Allegheny County real estate records
2. 2021 bank mortgage appraisal
3. 1950 Census data (3 households) and 1900 Census data (4 households)
4. 1930 Polk's Directory (2 phone lines)

Occupancy History Checklist

Staff found that the adjacent property at 3206 Juliet St, which has a similar building footprint and height, is used as a four-unit dwelling. Additionally, a Certificate of Occupancy (OoC 16-B-00416) was issued for this property in 2017 and is on file.



Basis of **Approval**:

Approved

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Zoning Administrator
Signature

Date
Reviewed

Basis of **Disapproval**:

Disapproved

--	--

Zoning Administrator
Signature

Date
Reviewed

Photos of 3208 Juliet

As shown in supporting photos, 1st floor and 2nd floor are combined as Unit1, while 3rd floor and 4th floor are combined as Unit2. Unit 1 and Unit2 are separated by the door on top of stair from 2nd floor to 3rd floor. This door is also used as emergency exit for Unit 2. Main entrance of Unit 1 is on front of the house, facing Juliet street, and emergency exit is on 2nd floor inside kitchen. Main entrance of Unit 2 is inside kitchen on 3rd floor facing back of the house. There is also an exit on 1st floor, which is used as entrance for Unit 2 to laundry room.

There are 2 furnaces and 2 hot water tanks in laundry room on 1st floor.

1. Front view of whole building



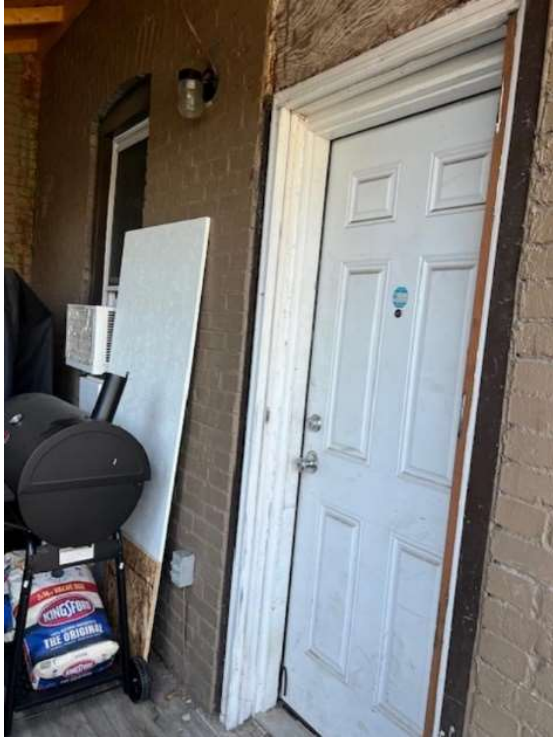
2. Back view of whole building



3. Front door on 1st floor facing street: Main entrance of Unit1



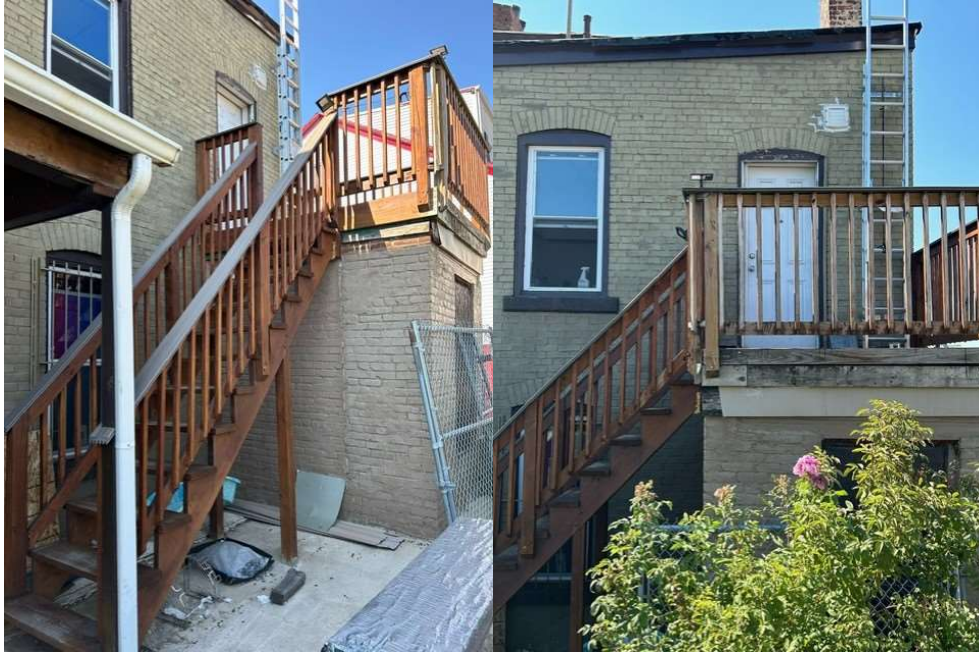
4. Door in 2nd floor Kitchen: Emergency exit for Unit 1.



5. Kitchen for Unit 1 on 2nd floor



6. Door on 3rd floor: Main entrance for Unit 2



7. Door on top of stair from 2nd floor to 3rd floor, which separates Unit 1 and Unit2, and uses as emergency exit for Unit 2.



8. Back door on 1st floor:



9. Kitchen for Unit 2 on 3rd floor.



10. 2 Furnaces on 1st floor



11. 2 Hotwater tanks on 1st floor



Supporting Document for mult-unit Certificate of Occupancy

Address: 3208 Juliet St, Pittsburgh, PA 15213

Parcel ID: 0029-C-00124-0000-00

- A. County record: In both 2001 and 2025 Allegheny County Real Estate record, it is listed as a two-family house.

[Real Estate](#) | [General Information](#) | [Allegheny County](#)

RESIDENTIAL PROPERTY RECORD CARD 2001 ALLEGHENY COUNTY, PA

Situs: 3208 JULIET ST Parcel ID: 0029-C-00124-0000-00 LUC: 020-TWO FAMILY Card: 1 of 1 Printed: Sep 16, 2024

CURRENT OWNER
RILEY ESSA
3208 JULIET ST
PQH PA 15213-0000

GENERAL INFORMATION
Living Units: 2
Neighborhood: 15402
MUN: 104 - 4th Ward -
School Dist: 47 - Pittsburgh
Tax Status: 1
Zoning: R4
Class: Residential
Tr Type

Property Notes

Property Factors
Location: Fronting:
Influence Factors:
Parking: 2-On Street
TOPO: 1-Level
UTIL: 1- Sewer / Water
STREET: 5-Paved Sidewalk
TRAFFIC:

Assessment Information
Certified Assessed Value
Land: 11,900
Building: 47,400
Total: 59,300
Appraised: 11,900
47,400
59,300
Cost: 11,900
50,200
62,100
Income: 0
0
0
Market: 0
0
0

Value Method OVERIDE
Posted Reason
Posted Homestead:
Posted Bldg Abatement:

Land Information (First 5 rows)

#	Type	Size	Influence Factors	Influence %	Value	Date Issued	Number	Price	Purpose	Status
			BSize	BRate	BIncr					
1	1 - Primary Site	SF	4,125	5,800	2.50	0.25	07/01/19	BP-2019-01911	3,636 03 INTERIOR RENOVATION	Closed
							07/18/13	13-B-01841	1,642 05 EXTERIOR MAINTENANCE	Closed

Permit Information (Most Recent 10)

Date	ID	Entry Code	Source
11/05/19	AN	8 - Quality Control Check	None
10/04/19	717	6 - Not At Home	None
02/08/09	378	6 - Not At Home	None

Sales/Ownership History (Most Recent 5)

Transfer Date	Price	Type	Validity
08/27/21	200,000	Land And Building	Valid Sale
09/04/74	0	Land And Building	Not Applicable

Entrance Information (Most Recent 5)

Date	ID	Entry Code	Source
11/05/19	AN	8 - Quality Control Check	None
10/04/19	717	6 - Not At Home	None
02/08/09	378	6 - Not At Home	None

Total Acres: .0947

Tablock - Child/Parent - To code -

RESIDENTIAL PROPERTY RECORD CARD 2025 ALLEGHENY COUNTY, PA

Situs: 3208 JULIET ST Parcel ID: 0029-C-00124-0000-00 LUC: 020-TWO FAMILY Card: 1 of 1 Printed: Sep 16, 2024

CURRENT OWNER
ZHAO JUN
106 WOODSHIRE DR
PITTSBURGH PA 15215-1714

GENERAL INFORMATION
Living Units: 2
Neighborhood: 15403
MUN: 104 - 4th Ward -
School Dist: 47 - Pittsburgh
Tax Status: 1
Zoning: R4
Class: Residential
Tr Type

Property Notes

Property Factors
Location: Fronting:
Influence Factors:
Parking: 2-On Street
TOPO: 2-Above Street
UTIL: 1- Sewer / Water
STREET: 5-Paved Sidewalk
TRAFFIC:

Assessment Information
Certified Assessed Value
Land: 41,100
Building: 66,300
Total: 107,400
Appraised: 41,100
66,300
107,400
Cost: 41,100
66,300
107,400
Income: 0
0
0
Market: 41,100
36,900
78,000

Value Method COST APPROACH
Posted Reason X-EX - Homestead Delete
Posted Homestead:
Posted Bldg Abatement:

Land Information (First 5 rows)

#	Type	Size	Influence Factors	Influence %	Value	Date Issued	Number	Price	Purpose	Status
			BSize	BRate	BIncr					
1	1 - Primary Site	SF	4,125	5,800	9.00	0.10	07/01/19	BP-2019-01911	3,636 03 INTERIOR RENOVATION	Closed
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10/04/19	717	6 - Not At Home	None
02/08/09	378	6 - Not At Home	None

Total Acres: .0947

Tablock - Child/Parent - To code -

B. Bank mortgage Appraisal:

In the bank appraisal document provided by Derek Mechaelsen on Jul 19, 2021 for mortgage application, it is clearly marked on page 5&6 as “two-unit”. On page 5 & page 6, it is clearly stated that this is two-unit house.

APPRAISAL REPORT

Small Residential Income Property Appraisal Report File No. ANS-71451

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 3208 Juliet St City Pittsburgh State PA Zip Code 15213
 Borrower Jun Zhao Owner of Public Record Riley Essa County Allegheny
 Legal Description REBECCA J HARDIE PLAN 22 LOT 25X165 JULIET ST TO HARDIE WAY IMP-DESC: 2 STY BRK HSE & STO 3208 1 ST
 Assessor's Parcel # 0029-C-00124-0000-00 Tax Year 2021 R.E. Taxes \$ 1,666
 Neighborhood Name 4th Ward Oakland Map Reference SMSA/6280 Census Tract 0409.00
 Occupant ☐ Owner ☐ Tenant ☒ Vacant Special Assessments \$ 0 ☐ PUD ☐ HOA \$ 0 ☐ per year ☐ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)
 Lender/Client Flagstar Bank Address 5151 Corporate Drive, TROY, MI 48068
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No
 Report data source(s) used, offering price(s), and date(s) West Penn MLS#1494483 Listed on 04/16/2021 for \$228,900 Placed contingent on 6/19/2021

CONTRACT

☒ I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Agreement is 13 pages No abnormal dates/terms Sale is an estate sale
 Contract Price \$ 200,000 Date of Contract 06/20/2021 Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) County
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
 If yes, report the total dollar amount and describe the items to be paid: None

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		2-4 Unit Housing Trends		2-4 Unit Housing		Present Land Use %	
Location	☐ Urban ☒ Suburban ☐ Rural	Property Values	☐ Increasing ☒ Stable ☐ Declining	PRICE	AGE	One-Unit	95 %
Build-Up	☒ Over 75% ☐ 25-75% ☐ Under 25%	Demand/Supply	☐ Shortage ☒ In Balance ☐ Over Supply	\$ (000)	(yes)	2-4 Unit	1 %
Growth	☒ Rapid ☒ Stable ☐ Slow	Marketing Time	☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths	150 Low	80	Multi-Family	1 %
Neighborhood Boundaries	Grandview Ave is to the north Piermont St is to the south Oneida St is to the west LaBelle St is to the east			600 High	150	Commercial	3 %
				300 Prod.	125	Other	0 %

Neighborhood Description The 4th ward is located approximately two miles east of the City of Pittsburgh. The immediate marketing neighborhood consists of single family dwellings and varied multi family uses that vary in style and age. Schools, Shopping and Public Transportation are within a ten minute drive. No adverse factors observed. City of Pittsburgh Public School District.

Market Conditions (including support for the above conclusions) Marketing time is 0-3 months based on MLS data and listing price being realistic and within 10%. Rates in the 4% range. Points vary as to VA/FHA and loan amounts. Financing is readily available.

SEE

Dimensions 25 X 165 Area 4125 sq ft Shape Rectangular View N-Res:
 Specific Zoning Classification R4 Residential Zoning Description 1-4 Family Zoning
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe: _____

Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
 Electricity ☒ ☐ Water ☒ ☐ Street Asphalt ☒ ☐
 Gas ☒ ☐ Sanitary Sewer ☒ ☐ Alley Rear ☒ ☐
 FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 42003C0362H FEMA Map Date 09/26/2014
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe: _____
 Are there any adverse site conditions or external factors (sewerage, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe: _____

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units ☒ Two ☐ Three ☐ Four	☐ Concrete Slab ☐ Crawl Space	Foundation Walls	Stone-Avg	Floors	Wood/Carpet-Gd		
☐ Accessory Unit (describe below)	☐ Full Basement ☒ Partial Basement	Exterior Walls	Brick-Avg	Walls	DWall-Gd		
# of Stories X # of bldgs. 1	Basement Area 300 sq ft	Roof Surface	Flat-Avg	Trim/Finish	Wood-Good		
Type ☐ Det ☐ Att ☐ S-Det/End Unit	Basement Finish 0 %	Gutters & Downspouts	Alum-Avg	Bath Floor	CT-Good		
☒ Existing ☐ Proposed ☐ Under Const.	☐ Outside Entry/Exit ☐ Sump Pump	Window Type	Dhung-Avg	Bath Wainscot	Plastic-Good		
Design (Style) 2 Unit	Evidence of ☐ Infiltration ☐ Settlement	Storm/Sash/Insulation	Seasonal-Avg	Car Storage			
Year Built 1900	☐ Compress ☐ Settlement	Screens	Seasonal-Avg	None			
Effective Age (Yrs) 40	Heating/Cooling	Amenities		☒ Driveway # of Cars 1			
Attic ☐ None ☒ FVA ☐ HMBB ☐ Radiant	☐ Fireplace(s) # 0 ☐ WoodStove(s) # 0	Fence None		Driveway Surface Gravel			
☐ Drop Stair ☐ Stairs ☐ Other Fuel Gas	☐ Patio/Deck None ☐ Porch Porches	☒ Garage # of Cars 1		Carport # of Cars 0			
☐ Floor ☐ Soutie ☐ Central Air Conditioning	☐ Pod None ☒ Other None	Att. ☒ Det. ☐ Built-in					
☐ Finished ☐ Heated ☒ Individual ☐ Other							
# of Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)							
Unit #1 contains: 6 Rooms 2 Bedroom(s) 1 Bath(s) 1,443 Square feet of Gross Living Area							
Unit #2 contains: 6 Rooms 2 Bedroom(s) 2 Bath(s) 1,443 Square feet of Gross Living Area							
Unit #3 contains: Rooms Bedroom(s) Bath(s) Square feet of Gross Living Area							
Unit #4 contains: Rooms Bedroom(s) Bath(s) Square feet of Gross Living Area							
Additional features (special energy efficient items, etc.) Small basement area Porches The 1st/2nd floors considered one unit The 3rd/4th floors considered one unit							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): Overall condition is average							

APPRAISAL REPORT

Small Residential Income Property Appraisal Report

File No. ANS-71451

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe _____

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe _____

Is the property subject to rent control? ☐ Yes ☒ No If Yes, describe _____

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL NO. 1	COMPARABLE RENTAL NO. 2	COMPARABLE RENTAL NO. 3
3208 Juliet St Address: Pittsburgh, PA 15213	3208 Juliet St Pittsburgh, PA 15213	3345 Parkview Ave Pittsburgh, PA 15213	224 Ophelia St Pittsburgh, PA 15213	
Proximity to Subject	0.00 miles	0.21 miles NE	0.47 miles NW	
Current Monthly Rent	\$ 0	\$ 2,250	\$ 2,200	\$ 2,950
Rent/Gross Bldg Area	\$ 0.00 sq ft	\$ 0.90 sq ft	\$ 1.00 sq ft	\$ 1.05 sq ft
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
Data Source(s)	Vacant	MLS	MLS	MLS
Date of Lease(s)	Vacant	Current	Current	Current
Location	Good	Good	Good	Good
Actual Age	120+/- Years	119+/- Years	119+/- Years	119+/- Years
Condition	Good	Good	Good	Good
Gross Building Area	2,886	2,500	2,200	2,800
Unit Breakdown	Rm Count Tot Br Ba Sq Ft 6 2 2 1,443	Rm Count Tot Br Ba Sq Ft 3 1 1 800	Rm Count Tot Br Ba Sq Ft 5 3 1 1,100	Rm Count Tot Br Ba Sq Ft 5 2 1 1,200
Unit #1		Monthly Rent \$ 900	Monthly Rent \$ 1,100	Monthly Rent \$ 1,250
Unit #2		\$ 1,350	\$ 1,100	\$ 1,700
Unit #3		\$	\$	\$
Unit #4		\$	\$	\$
Utilities Included	Water/Sewage	Water/Sewage	Water/Sewage	Water/Sewage

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.)

Rentals located in subjects market

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Lease Date		Per Unit		Total	Opinion of Market Rent		Total
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	Vacant		\$ 0	\$ 0	\$ 0	\$ 1,200	\$ 0	\$ 1,200
2	Vacant		\$ 0	\$ 0	\$ 0	\$ 1,200	\$ 0	\$ 1,200
3								0
4								
Comment on lease data			Total Actual Monthly Rent		\$ 0	Total Gross Monthly Rent		\$ 2,400
			Other Monthly Income (Items)		\$	Other Monthly Income (Items)		\$ 0
			Total Actual Monthly Income		\$ 0	Total Estimated Monthly Income		\$ 2,400
Utilities included in estimated rents			☐ Electric ☒ Water ☒ Sewer ☐ Gas ☐ Oil ☐ Cable ☒ Trash collection ☐ Other (describe)					
Comments on actual or estimated rents and other monthly income (including personal property)			Rents market rents Subject is vacant					

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Report the results of the research and analysis of the prior sale history of the subject property and comparable sales (report additional prior sales on page 4).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	WPM MLS COUNTY	WPM MLS COUNTY	WPM MLS COUNTY	WPM MLS COUNTY
Effective Date of Data Source(s)	07/21/2021	07/21/2021	07/21/2021	07/21/2021

Analysis of prior sale history for the subject property and comparable sales: Subject not sold in three years. The comparables have not sold within year.

C. 1950 National Census result

3 house heads were listed on Line 2,6 and 8, while 1st floor was marked as vacant.

1950 United States Federal Census
Pennsylvania Allegheny Pittsburgh 77-94

Line	Household Number	Household Name	Relationship	Race	Gender	Age	Marital Status	Birth Place	Code B	Occupation Category	Worked Last Week	Employment Status	Hours Worked	Occupation	Industry
1	172	Vacant													
2	173	Friedken, Ike	Head	W	M	60	Mar	Russia	14		U				
3		Dorothy	Wife	W	F	47	Mar	Pa		H	No	Yes	13	Sales clerk	Retail
4		Rosalia	Son	W	M	19	Mar	Pa		OT	No	Yes		Truck helper	Trucking
5		Rae	Daughter	W	F	16	Mar	Pa		OT	No	Yes	5	Washer children	Private
6	174	Shope, Raymond	Head	W	M	60	Mar	Pa		WK	No	No	40	Conductor	Railroad
7		Frances M	Wife	W	F	52	Mar	Pa		N	No	No			
8	175	Hon. Helich, Joseph	Partner	W	M	32	Mar	Pa		OT	No	No			
9		Sasha	Partner	W	M	30	Mar	Pa		OT	No	No			
10	176	Webster, James	Head	W	M	41	Mar	Pa		OT	No	No		Carpenter	Building
11		Mary	Wife	W	F	41	Mar	Pa		H	No	No	Yes	Bar proprietor	Bar
12		Celia	Daughter	W	F	27	Mar	Pa		OT	Yes	No	16	Operator	Retail
13		Rinna	Daughter	W	F	20	Mar	Pa		OT	No	Yes		Packer	Retail
14		John	Son	W	M	18	Mar	Pa		OT	No	Yes		Stock boy	Retail
15		Ben Jr.	Son	W	M	13	Mar	Pa		OT	No	No			
16		Anthony J.	Son	W	M	14	Mar	Pa		OT	No	No			
17		Mary	Daughter	W	F	11	Mar	Pa		OT	No	No			
18	177	Webster, James	Head	W	M	41	Mar	Pa		WK	No	No	40		
19		Mary	Wife	W	F	41	Mar	Pa			No	No			
20		James	Son	W	M	13	Mar	Pa			No	No			
21		Anthony	Son	W	M	14	Mar	Pa			No	No			
22		Mary	Daughter	W	F	11	Mar	Pa			No	No			

D. 1900 National Census result:

22 person and 4 families lived in this building. 4 house heads were listed on Line 34, 48, 50 and 54

1900 United States Federal Census for Albert Ansell

Pennsylvania > Allegheny > Pittsburgh Ward 14 > District 0880

Line	Name	Head	Age	Sex	Mar	Birthplace	Parents Birthplace	Occupation	Value	Color	Religion
34	Albert Ansell	Head	34	M	Mar	England	England	Engineer	1000	White	Anglican
35	Marion Ansell	Wife	28	F	Mar	England	England	None	1000	White	Anglican
36	John Ansell	Son	10	M	Unm	England	England	None	1000	White	Anglican
37	William Ansell	Son	8	M	Unm	England	England	None	1000	White	Anglican
38	Elizabeth Ansell	Daughter	6	F	Unm	England	England	None	1000	White	Anglican
48	John Ansell	Head	45	M	Mar	England	England	Engineer	1000	White	Anglican
49	Marion Ansell	Wife	35	F	Mar	England	England	None	1000	White	Anglican
50	John Ansell	Head	55	M	Mar	England	England	Engineer	1000	White	Anglican
51	Marion Ansell	Wife	45	F	Mar	England	England	None	1000	White	Anglican
54	John Ansell	Head	65	M	Mar	England	England	Engineer	1000	White	Anglican
55	Marion Ansell	Wife	55	F	Mar	England	England	None	1000	White	Anglican

Albert Ansell
1900 United States Federal Census

Source Citation
Year: 1900; Census Place: Pittsburgh, Ward 14, Allegheny, Pennsylvania; Roll: 1360; Page: 6; Enumeration District: 0880

Description
Enumeration District: 0880; Description: Pittsburgh City, Ward 14, Precinct 14, Bounded By Walnut, Juliet, Cella, Bouquet to a Point Opposite Duquesne School House Then in A Direct Line to Ward, Ward to Wakefield, Wakefield, Romeo, Ethel, 2nd Ave., Cornhill Alley, Hillier

Source Information
Ancestry.com, 1900 United States Federal Census (database on line). Loh, U.I. USA: Ancestry.com Operations Inc, 2004. Original data: United States of America, Bureau of the Census, Twelfth Census of the United States, 1900, Washington, D.C.: National Archives and Records Administration, 1900, 1903, 1954 rolls.

Source Description
This database is an index to individuals enumerated in the 1900 United States Federal Census, the twelfth Census of the United States. Census takers recorded many details including each person's name, address, relationship to the head of household, color or race, sex,

- E. In 1930 Polk's Pittsburgh directory, it is marked that Kaplan Jacob lived on 3208 Juliet on right top of p1184, and Unsetta Saml lived on 3208 Juliet on right top of p2227.

https://historicpittsburgh.org/islandora/object/pitt%3A31735055722841/viewer#page/1184/mode/2up

FDA Calendar 雪球 ^GSPC TGT GDP Yahoo Finance IOVA 新浪财经 JavaScript 教程_w3c... Python3WebSpider... Australian Mortgage... Shiller PE Ratio by...

warehouses, factory and store sites
COURT 0430 UNION BANK BLDG.

KANNENBERG
Kannenbergs Paul A driver J W Brown & Son r2740
" Paul H (Florence) lab h2740 Sacramento
Kannenbergs Bernard (Sadie) slamm h6364 1/2 Forward
" Kanesky Aug H (Susan) h2018 Charles N
Kanesky F H (caro Austin Givens r Nelson Run rd
" Sara clk Standard Sanitary Mfg Co r159 Orchard
" Stansbury (wid Fred) h261 45th
Kanosia Alexandria r261 45th
Kanzosh Jos lab r1309 Webster st
Kanzosh (Martha) lab h1309 Webster st
Kansack Suzanne E emp Murdoch Chevrolet Co r1708
" Miriam (Swigavale)
Kansack City Life Insurance Co G R Vollmer genl agt
904 Columbia bldg
" City Southern Railway Co Cur J Wadlitzer genl
agt 521 Oliver bldg
" Oklahoma & Gulf Railway Co Wm D Lambert genl
agt 911 Bendum-Trees bldg
Kanselbaum Chas H (Ethel) brod h919 Chislett

KAPLACH
Kaplach Anthony lab r3019 Stayton
" Vincent (Mary) mach Barrett Mach Co h5019
Stayton
" Vincent jr mach r3019 Stayton
Kaplan see also Kaplan and Kaplin
" Abr underwriter Edw A Woods Co r810 Market
" (McKeesport)
" Bernard student r1414 Edaphy
" Delmar musician r170 Beatts S
" Dina den r642 Maryland
" Elythe den Hoover Co r619 Cedar (Irwin)
" Erieh clk r642 Maryland
KAPLAN FRANK R S (Madeline R; Kaplan, Wed-
gill & Goldsmith), Lawyer 424 Frick Bldg, Tr
Atlantic 1723, h1500 Carnegie av, McKeesport,
Pa. Tel McKeesport 22747
" Harry (Anns; Kaplan Loan Office) h642 Maryland
" Hyman L clk r642 Maryland
" Hyman R (Kaplan Jewelry Co) r7643 Frankstown
" Isadore (Mamie) slamm h653 Heron av
" Jacob (Fay) clk Sol Minix h3208 Juliet

https://historicpittsburgh.org/islandora/object/pitt%3A31735055722841/viewer#page/2224/mode/2up

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Polk's Pittsburgh (Pennsylvania) city directory

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[Polk's Pittsburgh \(Pennsylvania\) city directory...](#)

Grant Pittsburgh, Pa.

MEMBER FEDERAL RESERVE SYSTEM

UNSEN
Unsen John E cash Denny Estate r8918 Frankstown
rd (Penn twp)
" Mary r6703 Lyrie
Unsetta Saml (Pauline) lab h3208 Juliet

Co (Lee A Dallas) 1405 Law
N Y Albert G Trager special agt
Finance bldg

WEBSTER HALL

F. Search result for “PLI Certificate of Occupancy”

When search on [PublicAccess - OCC \(pittsburgh.pa.us\)](https://onbasesecure.city.pittsburgh.pa.us/PublicAccessOCC/), as shown in following screen shot. Not only 3208 Juliet, but also whole street does not have any record. As a fact, we know clearly that 3206 Juliet has four electric meters and four gas meters out, and it should be a 4-unit building.

Search Type

PLI Certificate of Occupancy

Please enter the information required to lookup the desired permit. Wildcard searches can be done using a *. For example *GRANT* in the PLI Address field will return all Permits regardless of street number or type (St, Rd, AVE).

Property Address

Juliet

Permit Issued Date

Permit Number

Permit Type

Search Reset

Results

No documents found.