



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: Development Project Protest Appeal

ZDR Case Number: BDA-2025-06620

Project Description: New Construction of Two-unit Dwelling.

Case Review Date: Oct 2025

2. SITE INFORMATION

Development Address: 1065 SPRING GARDEN AVE

Parcel (s): 24-F-196

Zoning Designation: R1A-H

Neighborhood: Spring Garden

Registered Community Organization: CASGED

Date of Development Activities Meeting: 11/17/2025

B. ZBA REQUESTS

Type of Request: Variance Code Section: 911.02

Description: Two-unit dwelling are not permitted in R1A Zoning district.

Type of Request: Variance Code Section: 903.03D

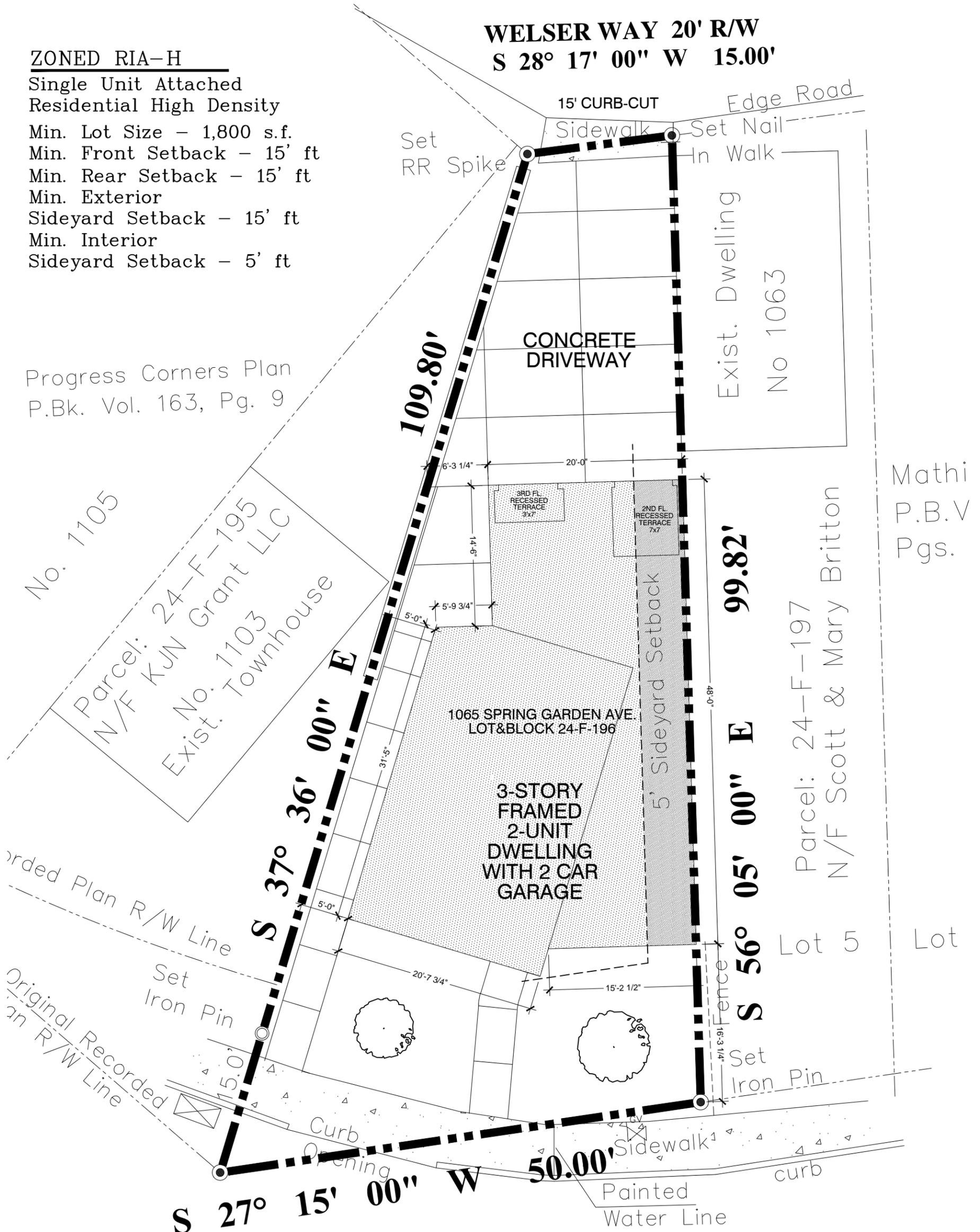
Description: 5ft Interior Sid setback required, 0ft requested

ZONED RIA-H

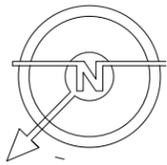
Single Unit Attached
Residential High Density
Min. Lot Size - 1,800 s.f.
Min. Front Setback - 15' ft
Min. Rear Setback - 15' ft
Min. Exterior
Sideyard Setback - 15' ft
Min. Interior
Sideyard Setback - 5' ft

Progress Corners Plan
P.Bk. Vol. 163, Pg. 9

WELSER WAY 20' R/W
S 28° 17' 00" W 15.00'



SPRING GARDEN AVE 33' R/W (Recorded Plan)



PROPOSED
PLAN OF PROPERTY
FOR
NICK EARNEST
1065 SPRING GARDEN AVENUE
PITTSBURGH, PA 15212
LOT&BLOCK 24-F-196
SEPTEMBER 23, 2025
SCALE: 1'-0" = 10'-0"



SURVEY PREPARED BY
WACHTER-WILLIS-CONSULTING, LP

Mathi
P.B.V
Pgs.

Parcel: 24-F-197
N/F Scott & Mary Britton

Lot 5 Lot

Exist. Dwelling
No 1063