



#### A. PROJECT INFORMATION

##### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-04074

Project Description: NEW CONSTRUCTION OF SINGLE-UNIT DWELLINGS

Case Review Date: June 2025

##### 2. SITE INFORMATION

Development Address: *No current address*

Parcel (s): 175-57/58/60/61

Zoning Designation: UI

Neighborhood: Homewood South

Registered Community Organization: Homewood CDC

Date of Development Activities Meeting: August 14, 2025

#### B. ZBA REQUESTS

Type of Request: Variance Code Section: 911.01

Description: Single-unit residential is not a permitted use the UI district.

Type of Request: Variance Code Section: 904.07C

Description: A side yard setback of 10' is required. An 8.8' side yard setback is requested.



Know what's **below**.  
**Call** before you dig.

IF THIS DRAWING IS LESS THAN 24" X 36" IT IS A REDUCED SIZE DRAWING

## SITE PLAN KEYED NOTES

- 1 PROPOSED BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 2 PROPOSED COVERED PORCH. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 3 PROPOSED CONCRETE SIDEWALK.
- 4 PROPOSED LANDSCAPING.
- 5 PROPOSED STREET TREES (TYP. OF 4).
- 6 PROPOSED 8.5'x19' ASPHALT PARKING SPACE.

NOTES:

1. WALLS AND STRUCTURAL ELEMENTS SHALL BE DESIGNED BY OTHERS.

## LOT INFORMATION

SITE ADDRESS:	7606 & 7610 TIoga ST PITTSBURGH, PA 15208
COUNTY:	ALLEGHENY COUNTY
BLOCK & LOT:	175-B-57, 175-B-58, 175-B-60, & 175-B-61
TOTAL LOT AREA:	5,208.33 FT² OR 0.120 Acs. (EACH)
ZONING DISTRICT:	UI (URBAN INDUSTRIAL)

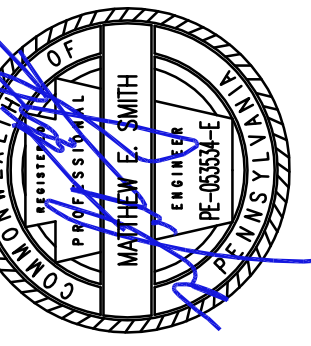
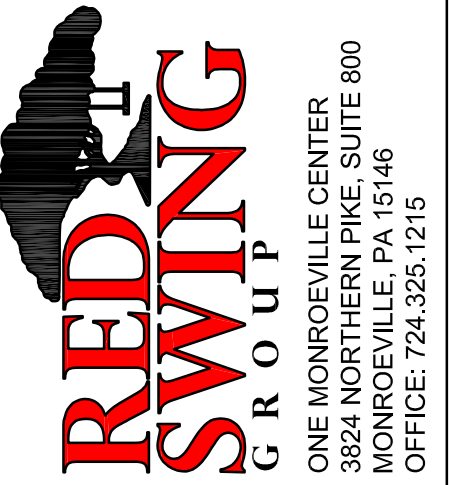
## PARKING CALCULATIONS

PARKING SUMMARY:

TOTAL PARKING REQUIRED - SINGLE UNIT, DETACHED, 1 PER UNIT  
TOTAL PARKING PROVIDED - 1 SPACE PER UNIT

### LOT AREA, YARD AND HEIGHT REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM LOT AREA	0 FT <sup>2</sup>	5,208.33 FT <sup>2</sup> OR 0.120 Acs.
MINIMUM LOT WIDTH	0 FT	41.67 FT
MINIMUM DEPTH FRONT YARD	0 FT	5 FT
MINIMUM DEPTH REAR YARD	0 FT	86.00 FT
MINIMUM WIDTH SIDE YARD	10 FT	8.83 FT
MAXIMUM HEIGHT OF STRUCTURE	60 FT	±25 FT (2-STORIES)



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PARTIES TO THE CONSTRUCTION  
AND LIABILITY ON BEHALF OF THE

# HABITAT FOR HUMANITY RESIDENTIAL HOUSING

TIOGA STREET  
PITTSBURGH, PA 15208  
ALLEGHENY COUNTY - 13TH WARD

[illegible]

ROJ NO: 24-1267

SCALE: AS SHOWN

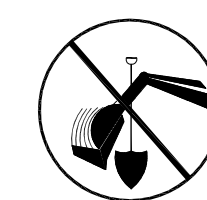
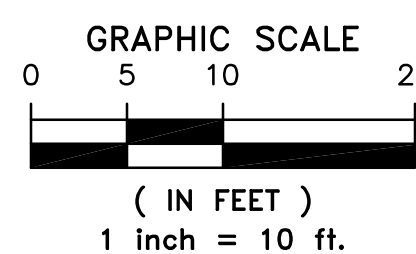
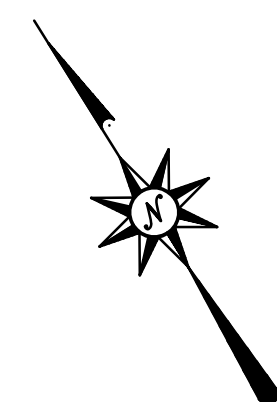
DESIGNED BY: CKM

RAWN BY: CKM

HECKED BY: PJK

SITE  
PLAN

SHEET NO.  
C200



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