



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: 102 of 2025

Project Description: Renovate existing one story structure

Case Review Date: July 2025

2. SITE INFORMATION

Development Address: 172 Maxwell Way

Parcel (s): 124-P-11-B

Zoning Designation: R1A-H

Neighborhood: Larimer

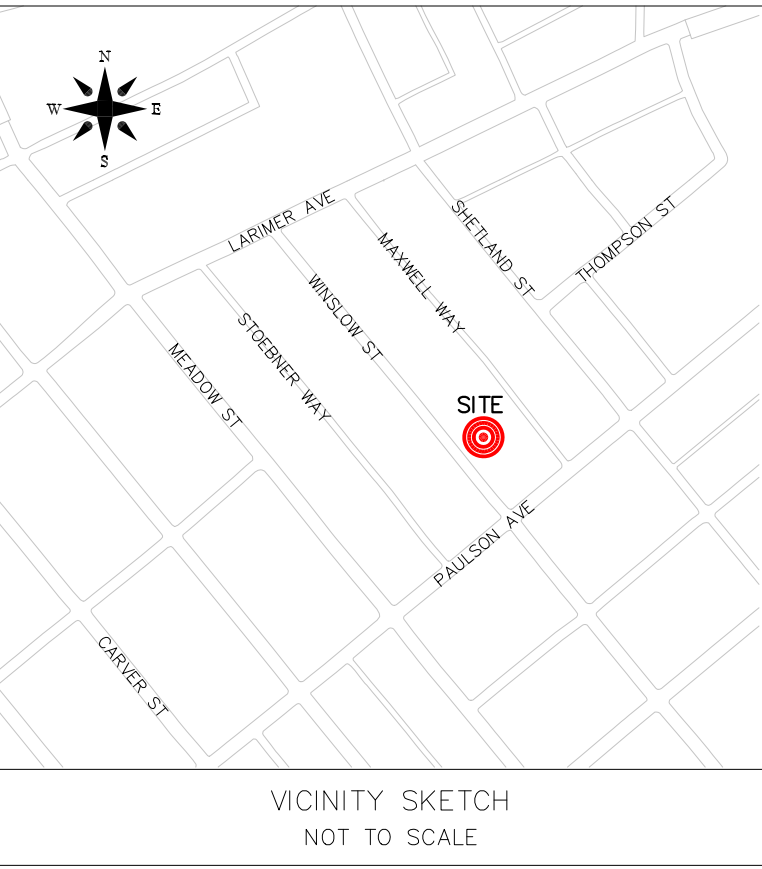
Registered Community Organization: Larimer Consensus Group

Date of Development Activities Meeting: 08/07/2025

B. ZBA REQUESTS

Type of Request: Variance Code Section: 911.02

Description: Use of existing one-story structure as Workshop (unlisted use)



OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILLIAM WHITTAKER, OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF MY PROPERTY, SITUATE IN THE 12TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

ATTEST:

OWNER

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF PENNSYLVANIA : SS:

COUNTY OF ALLEGHENY :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME THE ABOVE NAMED WILLIAM WHITTAKER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES:

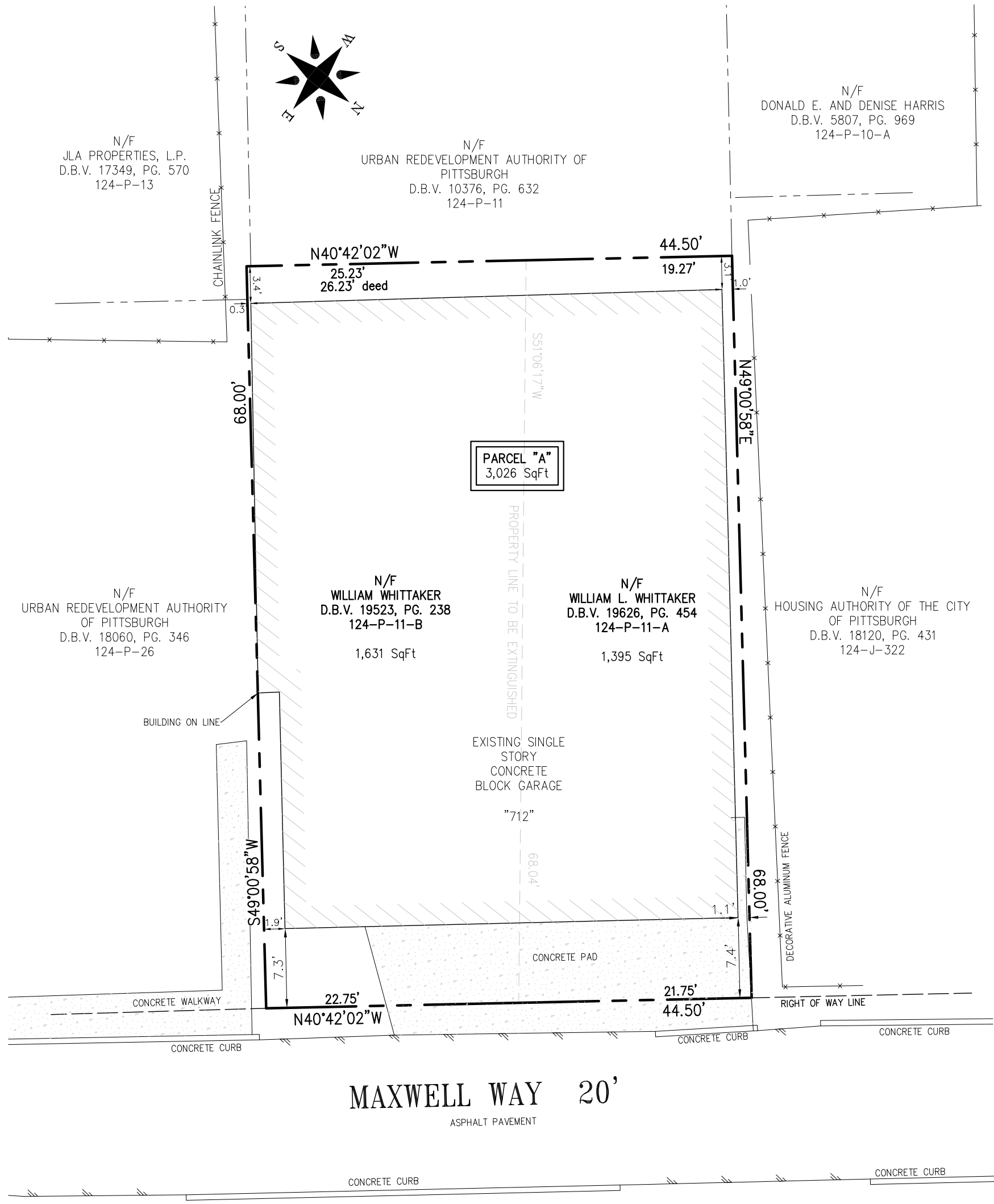
THE ____ DAY OF _____, 20____.

NOTARY PUBLIC

TITLE CLAUSE

I, WILLIAM WHITTAKER, OWNER OF THE LAND SHOWN ON THE WHITTAKER CONSOLIDATION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF WILLIAM WHITTAKER AS RECORDED IN DEED BOOK VOLUME 19523, PAGE 238, AND DEED BOOK VOLUME 19626, PAGE 454 RECORDER OF DEED'S OFFICE.

OWNER



SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT THIS SURVEY WAS PREPARED BY URBAN TERRAIN, LLC UNDER MY DIRECT SUPERVISION AND THAT I, TERRY R SIEFERS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

TERRY R SIEFERS, PLS
LICENSE NO.: SU043962-E
DATE 06/04/2015

DEPARTMENT OF REAL ESTATE

STATE OF PENNSYLVANIA : SS:

COUNTY OF ALLEGHENY :

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME _____, PAGE _____.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

RECORDER

SURVEYOR'S NOTES:

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 124-P-11A AND 124-P-11B INTO ONE PARCEL.
- BEARINGS ARE BASED ON THOSE RECORDED IN D.B.V. 19523 PG. 238, & D.B.V. 19526 PG. 454

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST: _____

SECRETARY

WHITTAKER
CONSOLIDATION PLAN

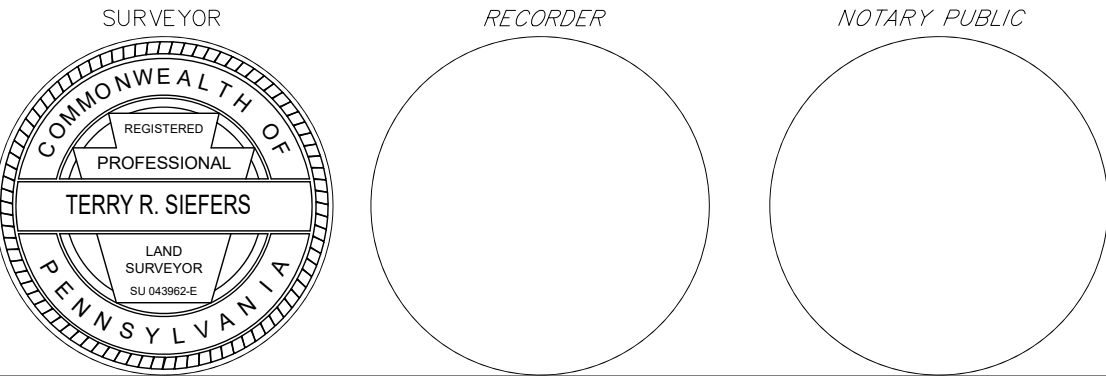
BEING A CONSOLIDATION OF
TAX PARCELS 124-P-11A
AND 124-P-11B

SITUATE IN
12TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
WILLIAM WHITTAKER



DATE: 5/27/2025
DRAWN BY: SMW/RSM
REVIEWED BY: TRS
REVISION:
SCALE: 1" = 10'
PROJECT NO: 2025-064
PAGE 1 of 1



LEGEND

- PROPERTY LINE TO BE EXTINGUISHED
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY LINE
- N/F NOW OR FORMERLY
- D.B.V. DEED BOOK VOLUME
- P.B.V. PLAN BOOK VOLUME
- PG. PAGE
- N40°42'02"W NAD83 BEARING

ZONING REQUIREMENTS:

RTA-H: SINGLE UNIT ATTACHED RESIDENTIAL HIGH DENSITY

MINIMUM LOT SIZE: 1,200 SQFT
MINIMUM FRONT SETBACK: 15 FEET
MINIMUM REAR SETBACK: 15 FEET
MINIMUM EXTERIOR SIDE YARD: 15 FEET
MINIMUM INTERIOR SIDE YARD: 5 FEET
MAXIMUM HEIGHT: 40 FEET OR 3 STORIES

EXISTING AREA TABULATION	
PARCEL ID	SQFT
124-P-11A	1,395 Sqft
124-P-11B	1,631 Sqft
TOTAL	3,026 Sqft

PROPOSED AREA TABULATION

LOT	SQFT
PARCEL "A"	3,026 Sqft

OWNER INFORMATION:

WILLIAM WHITTAKER
6030 BUNKERHILL STREET
PITTSBURGH, PA 15206

PROPERTY ADDRESS:
172 MAXWELL WAY
PITTSBURGH, PA 15206

