



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-10840

Project Description: Addition to Existing Building

Case Review Date: Oct 2025

### 2. SITE INFORMATION

Development Address: 213 SMITH Way

Parcel (s): 4-P-285

Zoning Designation: R1D-H

Neighborhood: Mt Washington

Registered Community Organization: Mt Washing CDC

Date of Development Activities Meeting: N/R

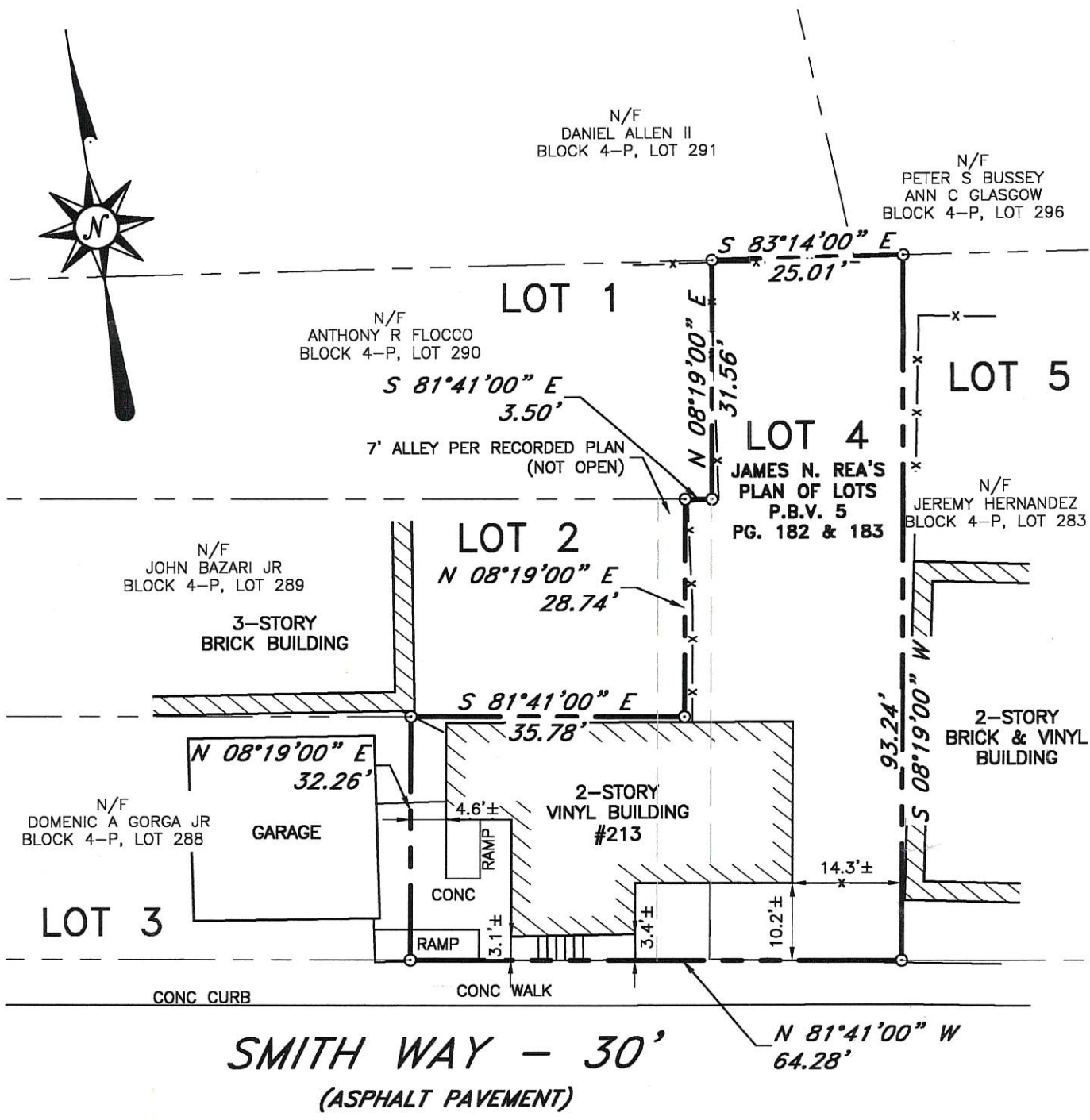
## B. ZBA REQUESTS

Type of Request: Variance

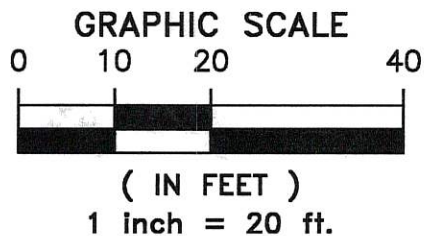
Code Section: 903.03D

Description: 5ft Side setback required, 0 provided.

S:\25-1083 - Urban Accent Homes - 213 Smith Way\30\_Survey (DWG)\25-1083 - Urban Accent Homes - 213 Smith Way.dwg, Plotted: May 08, 2025 - 1:47pm



NOTE: BEARINGS SHOWN ARE BASED ON JAMES N. REA'S PLAN OF LOTS, NOT THE DEED OF RECORD



SURVEY OF PROPERTY  
MADE FOR  
URBAN ACCENT HOMES  
SITUATE IN  
19TH WARD - CITY OF PITTSBURGH  
ALLEGHENY COUNTY - PENNSYLVANIA

**RED SWING**  
GROUP  
ENGINEERS & SURVEYORS

DEVELOPMENT SERVICES/  
DUE DILIGENCE/ENGINEERS/  
OWNERS/SURVEYORS  
4314 OLD WILLIAM PENN HWY,  
SUITE 101  
MONROEVILLE, PA 15146  
OFFICE: 724.325.1215

D.B.V. 19333	BLOCK: 4-P	SCALE: 1"=20'	DRAWN BY: KW	PROJ. No.: 25-1083	SHEET NO. 1 OF 1
PG.: 1	LOT: 284 & 285	REV.: XXX	CHECKED BY: SRP	DATE: 05-07-25	