



**A. PROJECT INFORMATION**

**1. ZONING DEVELOPMENT REVIEW CASE INFORMATION**

Application is:  Development Project  Protest Appeal

BDA Case Number: BDA-2025-09948

Project Description: Install 8' x 19' parking pad in front yard

Case Review Date: December 2025

**2. SITE INFORMATION**

Development Address:

Parcel (s): 77-F-246

Zoning Designation:

Neighborhood:

Registered Community Organization: N/A

Date of Development Activities Meeting: N/A

**B. ZBA REQUESTS**

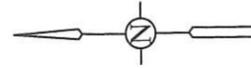
Type of Request: Variance

Code Section: 912.04.L.(3)

Description: Parking pads not permitted in front yard. Proposed 8' x 19' parking pad 0' from front lot line

BETA ALLEY 10' R/W  
(UNIMPROVED)

50' 48' 00"W  
48.00'



**LEGEND**

EXISTING PROPERTY LINE	---
EXISTING SANITARY MANHOLE	⊙
EXISTING SANITARY SEWER	— SAN —
EXISTING WATERLINE	— W —
EXISTING WATER VALVE	⊗
EXISTING GASLINE	— GAS —
EXISTING FENCE	- x - x -
EXISTING GUIDE RAIL	○ ○ ○ ○ ○

EDGE OF PAVEMENT

EDGE OF PAVEMENT

CATOCTIN EAY 20' R/W  
ASPHALT SURFACE 16' WIDE

N/F  
GAERTNER  
77-F-244

77-F-246

N/F  
ENGELHARDT  
77-F-248

NOTE:  
THE EXISTING DWELLING IS AN  
EXISTING NONCONFORMING USE

APPLICANT  
MEGHAN GOMEZ  
412-539-6263  
e-mail: megryanne2019@gmail.com

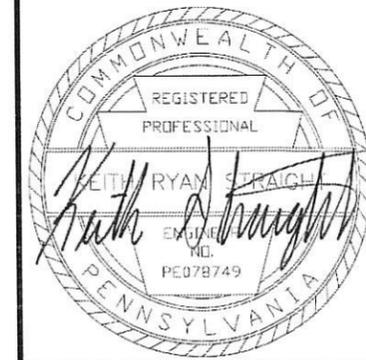
PROPERTY INFORMATION  
3106 VIOLA STREET  
PITTSBURGH, PA 15214  
77-F-246  
DBV 19218 PG 393  
7064 S.F.  
BEING LOT 564 & 565  
WATSON PLACE PLAN OF LOTS  
PBV 15 PGS 52-57

R1D-L SINGLE-UNIT DETACHED RESIDENTIAL - LOW DENSITY

MINIMUM LOT SIZE	5,000 SF
MINIMUM LOT SIZE PER UNIT	3,000 SF
MINIMUM FRONT SETBACK	30'
MINIMUM REAR SETBACK	30'
MINIMUM EXTERIOR SIDEYARD SETBACK	30'
MINIMUM INTERIOR SIDEYARD SETBACK	5'
MAXIMUM HEIGHT	40' (NOT TO EXCEED 3 STORIES)

THIS IS NOT A PROPERTY SURVEY. IT IS A PLAN OF PROPERTY.  
REDCON ENGINEERING, INC. CANNOT BE HELD RESPONSIBLE FOR  
THE ACCURACY AND/OR INACCURACY OF THE INFORMATION  
SHOWN ON SAID PLAT.

SEAL:



DRAWING STATUS:  
**PERMIT**

JOB:	0503-001
SCALE:	1" = 20'
DGN:	ACW
DWN:	ACW
CHK:	KRS
APP:	KRS
DATE:	10/21/25
SHT:	1
DWG:	C.01

REV.	DESCRIPTION	DATE



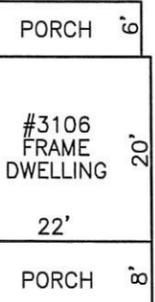
GRAPHIC SCALE  
(IN FEET)

589' 12' 00"E  
141.42'

150.44'  
N89' 12' 00"W

CONC. WALK

CONC. WALK



24.44'  
12" ASPHALT  
WEDGE CURB

48.88'

NEW PARKING PAD  
SEE SHEET C.02

NEAREST INTERSECTION  
CATOCTIN WAY

VIOLA STREET 40' R/W  
ASPHALT SURFACE (21' WIDE)

NEAREST INTERSECTION  
MILROY STREET

12" ASPHALT  
WEDGE CURB

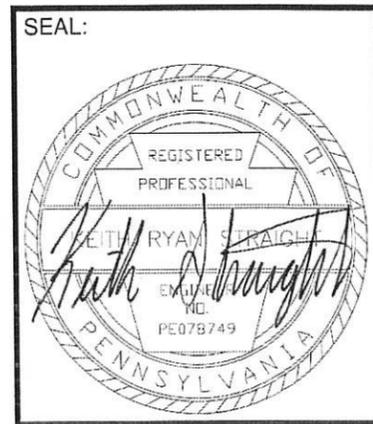
R/W LINE

**REDCON**  
ENGINEERING  
104 BROADWAY STREET  
CARNEGIE, PA 15106  
412.886.5000  
www.redconengineering.com

CURB CUT PLAN

MEGHAN GOMEZ  
3106 VIOLA STREET  
PITTSBURGH, PA 15214  
26TH WARD, ALLEGHENY CO., PA

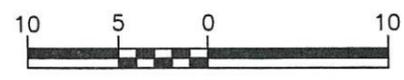
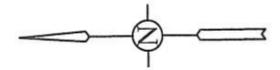
JOB:	0503-001
SCALE:	1" = 10'
DGN:	ACW
DWN:	ACW
CHK:	KRS
APP:	KRS
DATE:	10/21/25
SHT:	2
DWG:	C.02



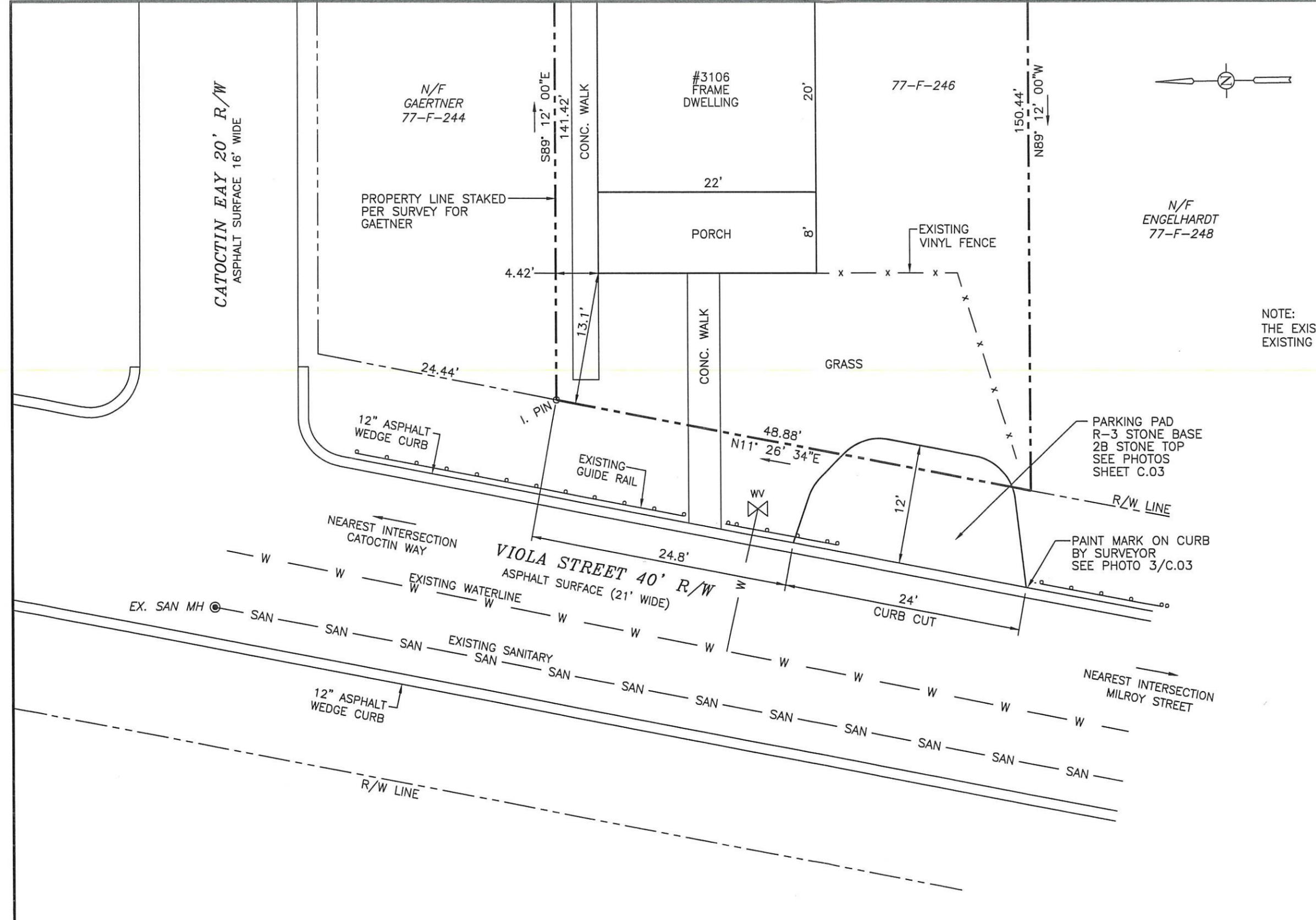
DRAWING STATUS:  
**PERMIT**

REV.	DESCRIPTION	DATE

NOTE:  
THE EXISTING DWELLING IS AN  
EXISTING NONCONFORMING USE



GRAPHIC SCALE  
(IN FEET)



CATOCIN WAY 20' R/W  
ASPHALT SURFACE 16' WIDE

N/F  
GAERTNER  
77-F-244

#3106  
FRAME  
DWELLING

77-F-246

N/F  
ENGELHARDT  
77-F-248

PROPERTY LINE STAKED  
PER SURVEY FOR  
GAERTNER

PORCH

EXISTING  
VINYL FENCE

GRASS

PARKING PAD  
R-3 STONE BASE  
2B STONE TOP  
SEE PHOTOS  
SHEET C.03

PAINT MARK ON CURB  
BY SURVEYOR  
SEE PHOTO 3/C.03

NEAREST INTERSECTION  
CATOCIN WAY

VIOLA STREET 40' R/W  
ASPHALT SURFACE (21' WIDE)

NEAREST INTERSECTION  
MILROY STREET

12" ASPHALT  
WEDGE CURB

R/W LINE

EX. SAN MH

EXISTING WATERLINE  
EXISTING SANITARY

12" ASPHALT  
WEDGE CURB

R/W LINE



1 CURB CUT  
C.03



2 CURB CUT  
C.03



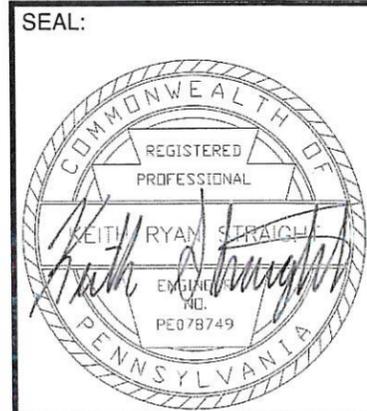
5 CURB CUT  
C.03



3 CURB CUT W/PAINT  
C.03



4 CURB CUT  
C.03



SEAL:  
DRAWING STATUS:  
**PERMIT**

JOB: 0503-001  
SCALE: NOT TO SCALE  
DGN: ACW  
DWN: ACW  
CHK: KRS  
APP: KRS  
DATE: 10/21/25

REV.	DESCRIPTION	DATE

SHT: 3  
DWG: C.03

BETA ALLEY 10' R/W  
(UNIMPROVED)

S0° 48' 00"W  
48.00'



**LEGEND**

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EXISTING SANITARY MANHOLE	⊙
EXISTING SANITARY SEWER	— SAN —
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EXISTING WATER VALVE	⊗
EXISTING GASLINE	— GAS —
EXISTING FENCE	- x - x -
EXISTING GUIDE RAIL	o o o o

EDGE OF PAVEMENT

EDGE OF PAVEMENT

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ASPHALT SURFACE 16' WIDE

N/F  
GAERTNER  
77-F-244

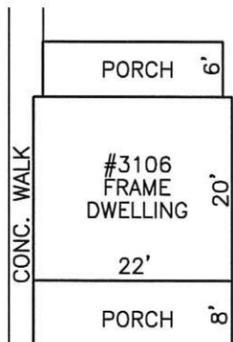
S89° 12' 00"E  
141.42'

77-F-246

N/F  
ENGELHARDT  
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150.44'  
N89° 12' 00"W

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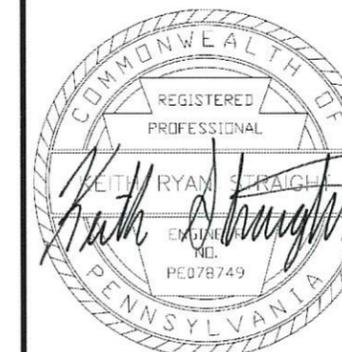
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BEING LOT 564 & 565  
WATSON PLACE PLAN OF LOTS  
PBV 15 PGS 52-57

R1D-L SINGLE-UNIT DETACHED RESIDENTIAL - LOW DENSITY

MINIMUM LOT SIZE	5,000 SF
MINIMUM LOT SIZE PER UNIT	3,000 SF
MINIMUM FRONT SETBACK	30'
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SEAL:



DRAWING STATUS:

**PERMIT**

JOB:  
**0503-001**

SCALE:  
**1" = 20'**

DGN: **ACW**

DWN: **ACW**

CHK: **KRS**

APP: **KRS**

DATE:  
**10/21/25**

SHT:  
**1**

DWG:  
**C.01**



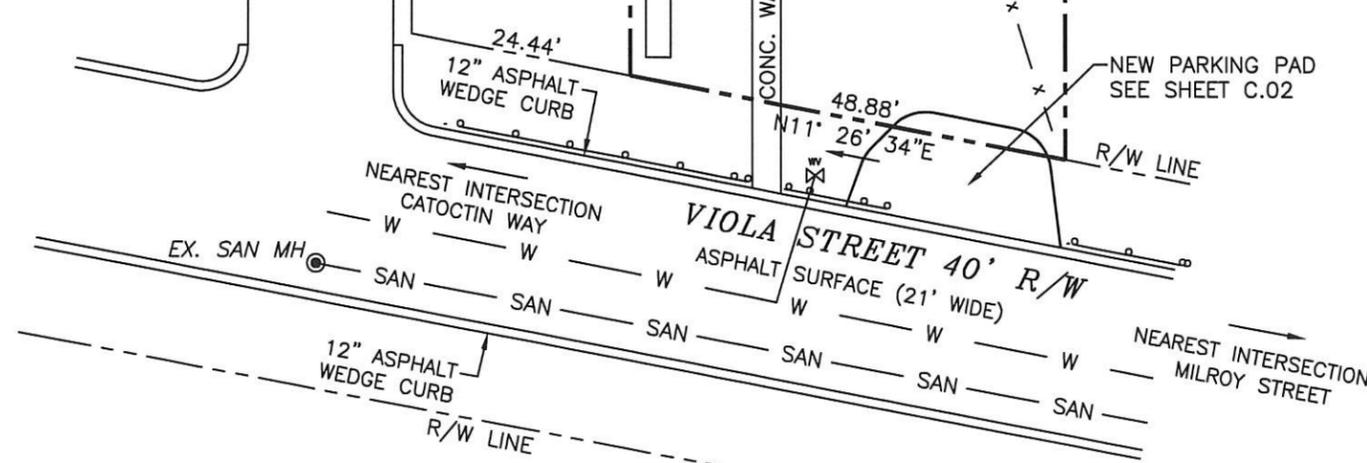
GRAPHIC SCALE  
(IN FEET)

REV.	DESCRIPTION	DATE

CURB CUT PLAN

MEGHAN GOMEZ  
3106 VIOLA STREET  
PITTSBURGH, PA 15214  
26TH WARD, ALLEGHENY CO., PA

REDCON  
ENGINEERING  
104 BRADWAY STREET  
CARMELIE, PA 15106  
412.866.5000  
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**1** CURB CUT  
C.03



**2** CURB CUT  
C.03



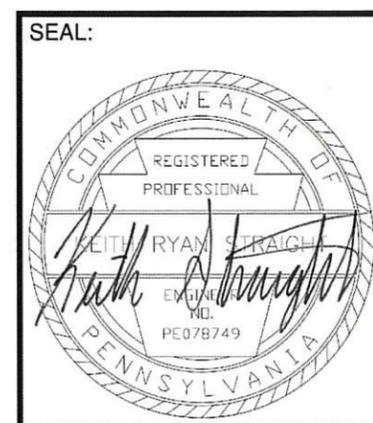
**5** CURB CUT  
C.03



**3** CURB CUT W/PAINT  
C.03



**4** CURB CUT  
C.03



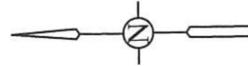
SEAL:  
DRAWING STATUS:  
**PERMIT**

JOB: 0503-001  
SCALE: NOT TO SCALE  
DGN: ACW  
DWN: ACW  
CHK: KRS  
APP: KRS  
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SHT: 3  
DWG: C.03

REV.	DESCRIPTION	DATE

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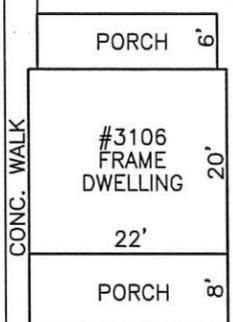
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24.44'  
12" ASPHALT  
WEDGE CURB

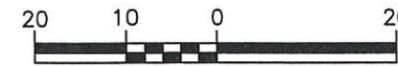
48.88'  
N11° 26' 34"E

NEW PARKING PAD  
SEE SHEET C.02

NEAREST INTERSECTION  
CATOCTIN WAY

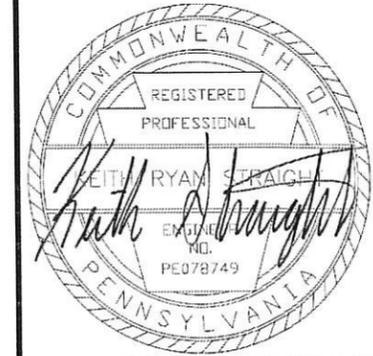
VIOLA STREET 40' R/W  
ASPHALT SURFACE (21' WIDE)

NEAREST INTERSECTION  
MILROY STREET



GRAPHIC SCALE  
(IN FEET)

SEAL:



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CURB CUT PLAN

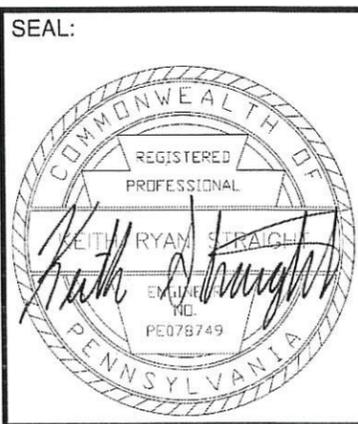
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JOB: 0503-001  
SCALE: 1" = 20'  
DGN: ACW  
DWN: ACW  
CHK: KRS  
APP: KRS  
DATE: 10/21/25  
SHT: 1  
DWG: C.01

**ENLARGED SITE PLAN**

**MEGHAN GOMEZ**  
3106 VIOLA STREET  
PITTSBURGH, PA 15214  
26TH WARD, ALLEGHENY CO., PA

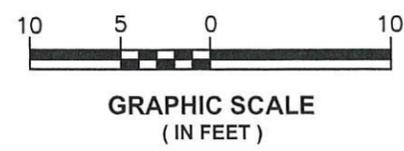
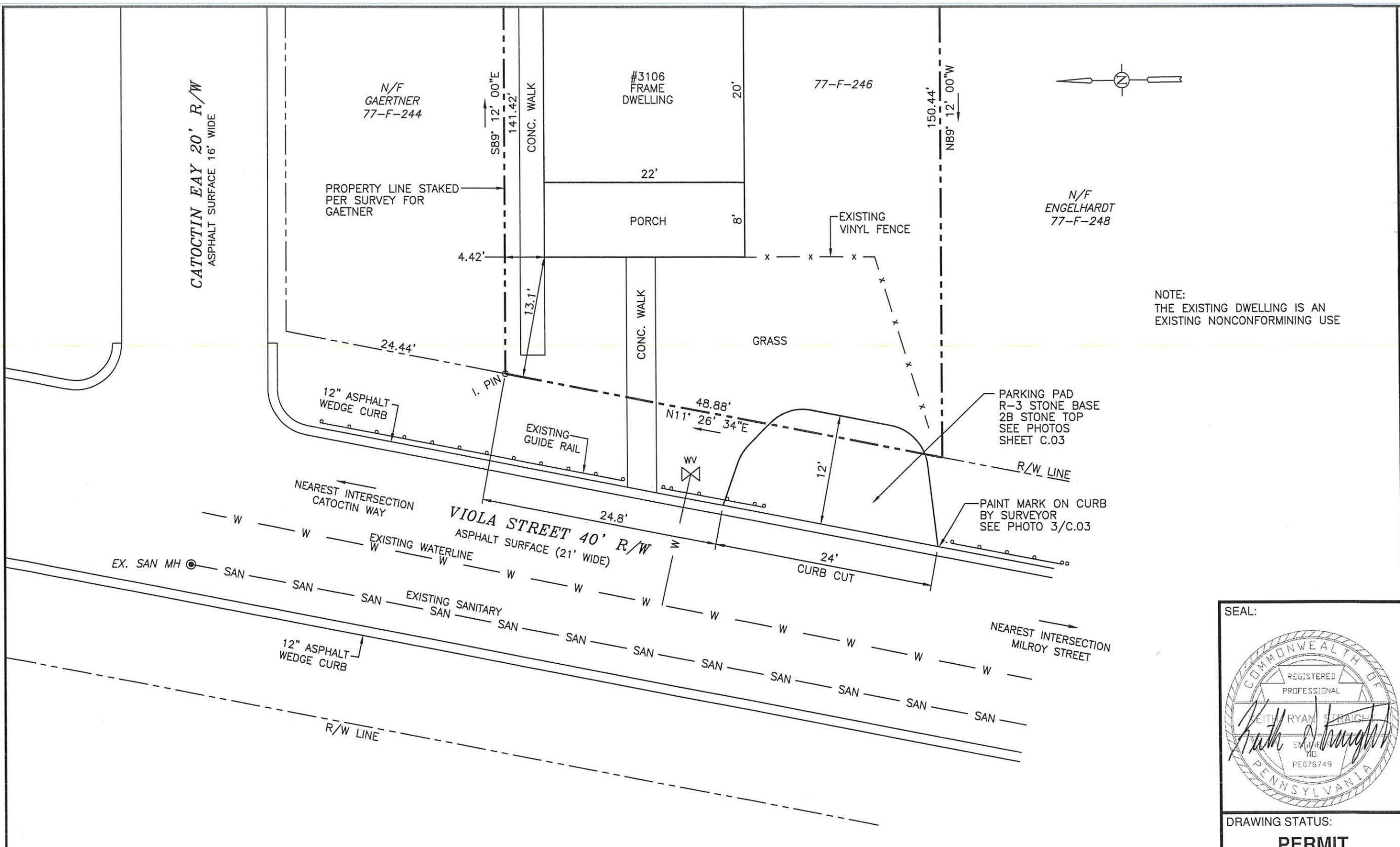
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SCALE:	<b>1" = 10'</b>
DGN:	ACW
DWN:	ACW
CHK:	KRS
APP:	KRS
DATE:	10/21/25
SHT:	2
DWG:	<b>C.02</b>



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**PERMIT**



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REV.	DESCRIPTION	DATE



1 CURB CUT  
C.03



2 CURB CUT  
C.03



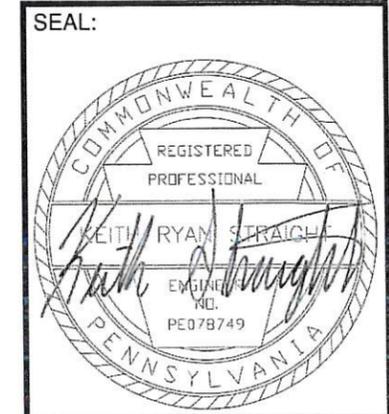
5 CURB CUT  
C.03



3 CURB CUT W/PAINT  
C.03



4 CURB CUT  
C.03



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