

BEECHVIEW AVE  
PITTSBURGH  
PENNSYLVANIA  
15216

## RESIDENTIAL RENOVATION

KALINA KATH  
ARCHITECT  
1540 RHINE ST  
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15212

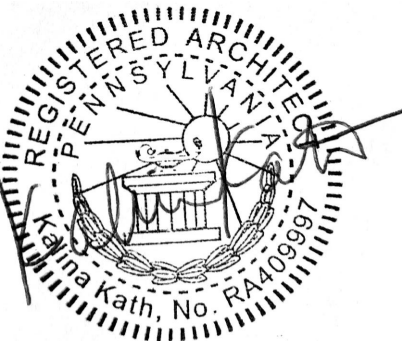
NO CONSTRUCTION IS TO BE  
CARRIED OUT WITHOUT  
DRAWINGS SIGNED AND  
SEALED BY A LICENSED  
ARCHITECT OR ENGINEER  
AND APPROVED BY LOCAL  
JURISDICTIONS.

DRAWING TITLE:  
SITE PLAN

DATE: 02-19-2025

ISSUED FOR:  
ZONING APPROVAL

SEAL:



DRAWING NUMBER

A-001

PAGE 1 OF 1

RESERVED FOR DCP / PLI

PROJECT DESCRIPTION:

**Location:**

1528 Beechview Ave  
Pittsburgh, PA 15216

**Zoning District: R1D-H**

**Setback Requirements:**

Minimum Lot Size: 1,800 SF (complies)  
Minimum Lot Size per Unit: 750 SF (complies)  
Minimum Front Setback: 15 ft (complies)  
Minimum Rear Setback: 15 ft (complies)  
Minimum Exterior Sideyard Setback: 15 ft  
(existing building does not comply)  
Minimum Interior Sideyard Setback: 5ft  
(existing building does not comply)

**Height:**

Height Limit: 40' (Not to exceed 3 stories)  
Existing Height: 38' - 4" (3 stories)  
Proposed Height: 38' - 4" (No additions proposed)

### Square Footage Calculations:

Lot Size: 6,000 SF  
Lot Frontage: 60 ft  
Building Area:  
--Existing Building SF: 5,940 SF  
--Proposed Addition/Expansion: 0 SF  
--Total Building SF: 5,940 SF  
--Existing Building Footprint: 2,286 SF (includes rear porch structure)  
--Proposed Building Footprint: 2,660 SF (includes new front porch roofs)  
--Existing Garage: N/A  
--Proposed Garage: N/A  
--Building Coverage: 44.3% (includes existing and proposed porches)

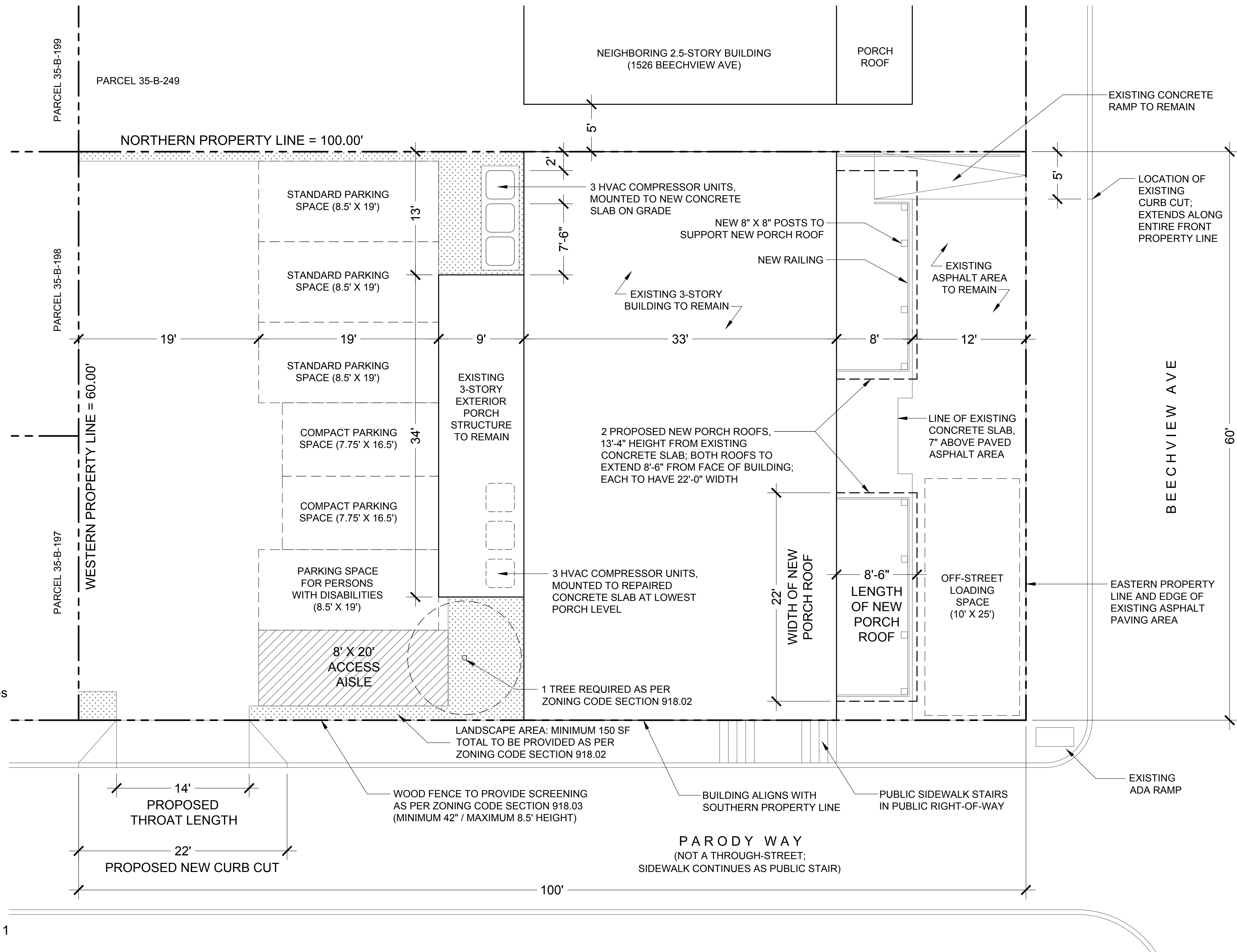
**Dwelling Units:**

Existing Dwelling Units: 4 (located on Levels 2 and 3)  
New Dwelling Units Proposed: 2 (located on Level 1)  
Total Dwelling Units: 6

### Off-street Parking and Loading:

Parking Spaces Required: 6  
 Parking Spaces Proposed: 6  
 Parking Spaces Required for Persons with Disabilities: 1  
 Loading Spaces Required: 1

Allegheny County Property Class: COMMERCIAL  
Allegheny County Use Code:  
OFFICE/APARTMENTS OVER



1  
A-100

## PROPOSED SITE PLAN

Scale: 3/16" = 1' - 0'

