



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2025-01329

Project Description: Construct one story, 18'-0" X 12'-0" residential accessory deck within required 5'-0" interior side yard setback

Case Review Date: April 2025

### 2. SITE INFORMATION

Development Address: 218 Schenley Manor Dr

Parcel (s): 81-R-306

Zoning Designation: R1D-L

Neighborhood: Stanton Heights

Registered Community Organization: NA

Date of Development Activities Meeting: NA

## B. ZBA REQUESTS

Type of Request: Dimensional variance Code Section: [925.06.A.14\(a\)](#)

Description: Applicant wishes to seek variance to construct one story, residential accessory 18'-0" X 12'-0" deck at rear of existing single-family residence encroaching into the 5' required interior side yard setback without affected neighbor's consent



**1. PROPERTY INFORMATION**

Property Address: 218 Schesley Manor Dr. PA 15201 Owner Name: Lillie Blue  
Use of Primary Structure: ☐ Single family dwelling  
☒ Two family dwelling (A valid Certificate of Occupancy required for all two-family permit applications. A new Occupancy Permit application can be made at the Zoning Department.)

**2. SCOPE OF PROPOSED WORK (Check all that apply):**

Type of Deck (Choose one):

☐ Freestanding / Unattached to dwelling unit

☒ Attached and supported by dwelling unit. Note: ledger attachment is not permitted on or through brick veneer.

Width (parallel to house): 18' Depth (house to end of deck): 12'  
Height above grade: 8 Feet Number of Stories: 1  
Number of Posts: 8 Post Size: 6x6 Post Spacing: 4'  
Number of Beams: 7 Beam Size: 10x2 Beam Span: 10" Beam Spacing: 4'  
Joist Spacing: 16" Joist Size: 8x7 Joist Span: 14"  
Footing Thickness: 12" Footing size: 2'x2'  
Lateral Support (Choose One): ☒ Lateral Load Devices ☐ Diagonal Bracing

**3. CONSTRUCTION DRAWING REQUIREMENTS**

Construction drawings are required per PLI's "Standard Permit Application Requirements" bulletin on this webpage: <http://pittsburghpa.gov/pli/pli-bulletins>, unless the proposed work is limited to (check if applicable):

- Deck designed and constructed per American Wood Council's "Design for Code Acceptance #6 - Prescriptive Residential Wood Deck Construction Guide" (DCA 6). Failing to comply with this guideline may result in modification of constructed elements, including removal and reconstruction. ☒
- \* Applications without construction drawings limited to single story decks 8 feet or less in height measured from finish grade to finished deck surface. ☒
- \*\* Applications without construction drawings require a minimum post size of 6 x 6. ☒

**4. CONTRACTOR INFORMATION (If Selected)**

☒ Property Owner self-performing work at primary residence.  
**OR**

☐ Licensed General contractor performing work.

Licensed Name: \_\_\_\_\_

State License No.: PA \_\_\_\_\_

City License No.: BL \_\_\_\_\_

Signature: \_\_\_\_\_

Cost of Work: \$ \_\_\_\_\_

Phone: \_\_\_\_\_

Email/Fax: \_\_\_\_\_

**5. APPLICANT'S AFFIDAVIT:**

I am the Owner of the property, or an agent of the Owner, for which this application is filed. If an agent, I certify that I have been authorized by the Owner to complete this application on their behalf. As the applicant, I certify that the information provided as part of this application is correct.

Signature: [Signature]

Print: Lillie Blue

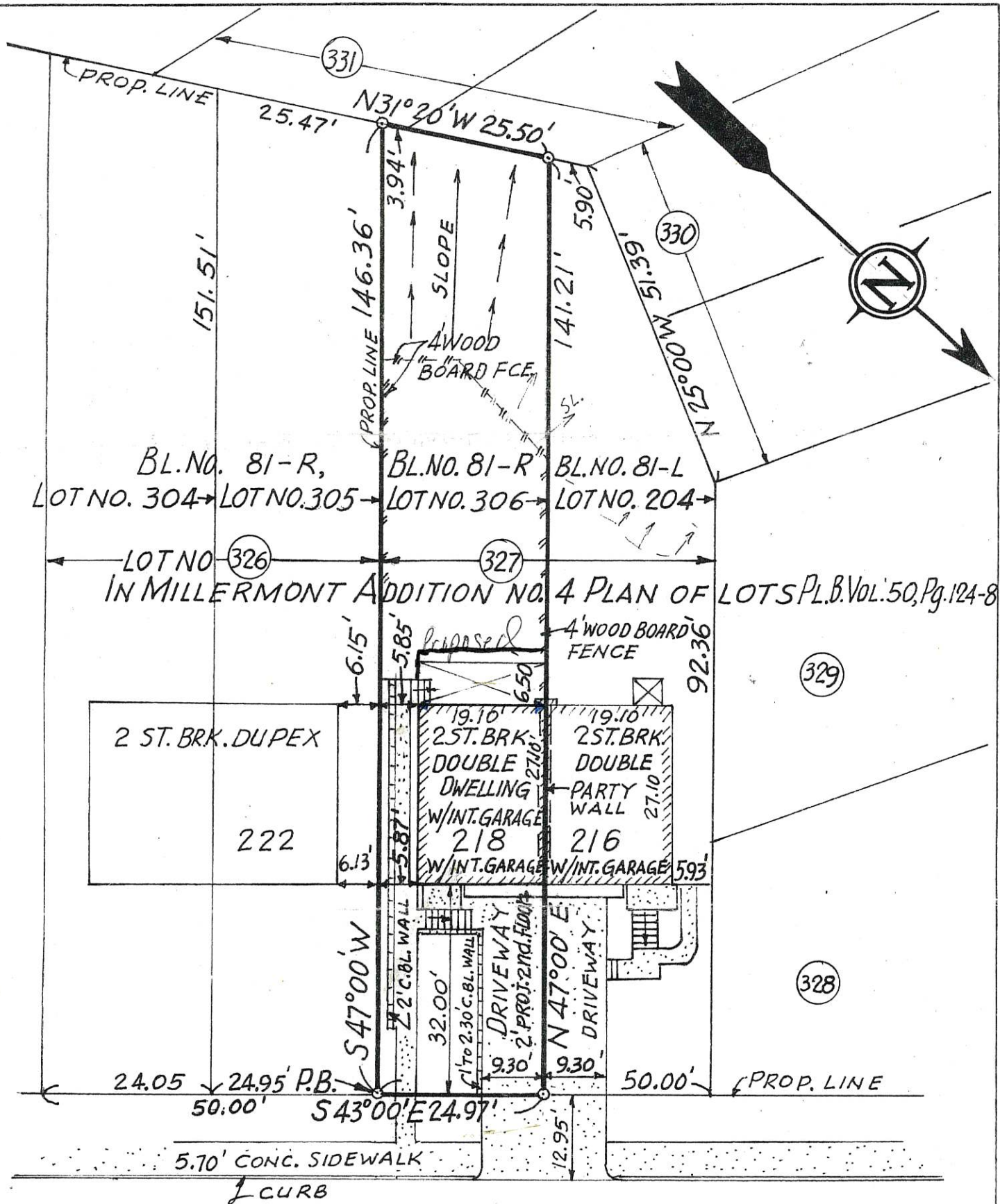
Address: 218 Schesley Manor Dr. PA 15201

Phone: 412-623-9940

Email/Fax: Blueflower412@aol.com

Estimated Cost of Work: \$ 2,000.00

CDm



## PLAN of PROPERTY

SITUATED IN 10 TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA  
 BLOCK NO. 81-R, LOT NO. 306 - PROPERTY IDENTIFICATION MAP D.B. Vol. 6130, Pg. 49.

SURVEYED FOR

DWAIN WOODSON

Scale 1" = 20'

ZARKO PAVLOVICH  
 REGISTERED ENGINEER  
 PITTSBURGH, PA.

January 19, 1980

I hereby certify that this is a correct plan of a survey made upon the premises, showing the location of all buildings, fences or other easements or servitudes apparent from a survey made on the ground.

Zarko Pavlovich

ZARKO PAVLOVICH - P. E. REG. No. 413K

