



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: Development Project Protest Appeal

BDA Case Number: BDA-2025-01446

Project Description: New construction of three-story single family detached house with one car integral garage at front

Case Review Date: January 2026

2. SITE INFORMATION

Development Address: No primary address specified

Parcel (s): 23-F-131

Zoning Designation: R1A-VH

Neighborhood: Central Northside

Registered Community Organization: NA

Date of Development Activities Meeting: NA

B. ZBA REQUESTS

Type of Request: Variance

Code Section: [903.03E](#)

Description: 15' rear setback is required, 10' rear setback is requested.

New Residence

235 E. Jefferson Street
Pittsburgh, PA 15212

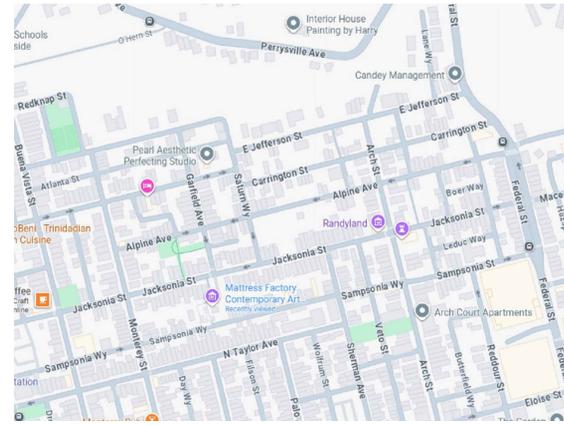
Zoning Review, November 2, 2025

Owner:

Jeffrey Dewey
3708 Mintwood Street
Pittsburgh, PA 15224

Architect:

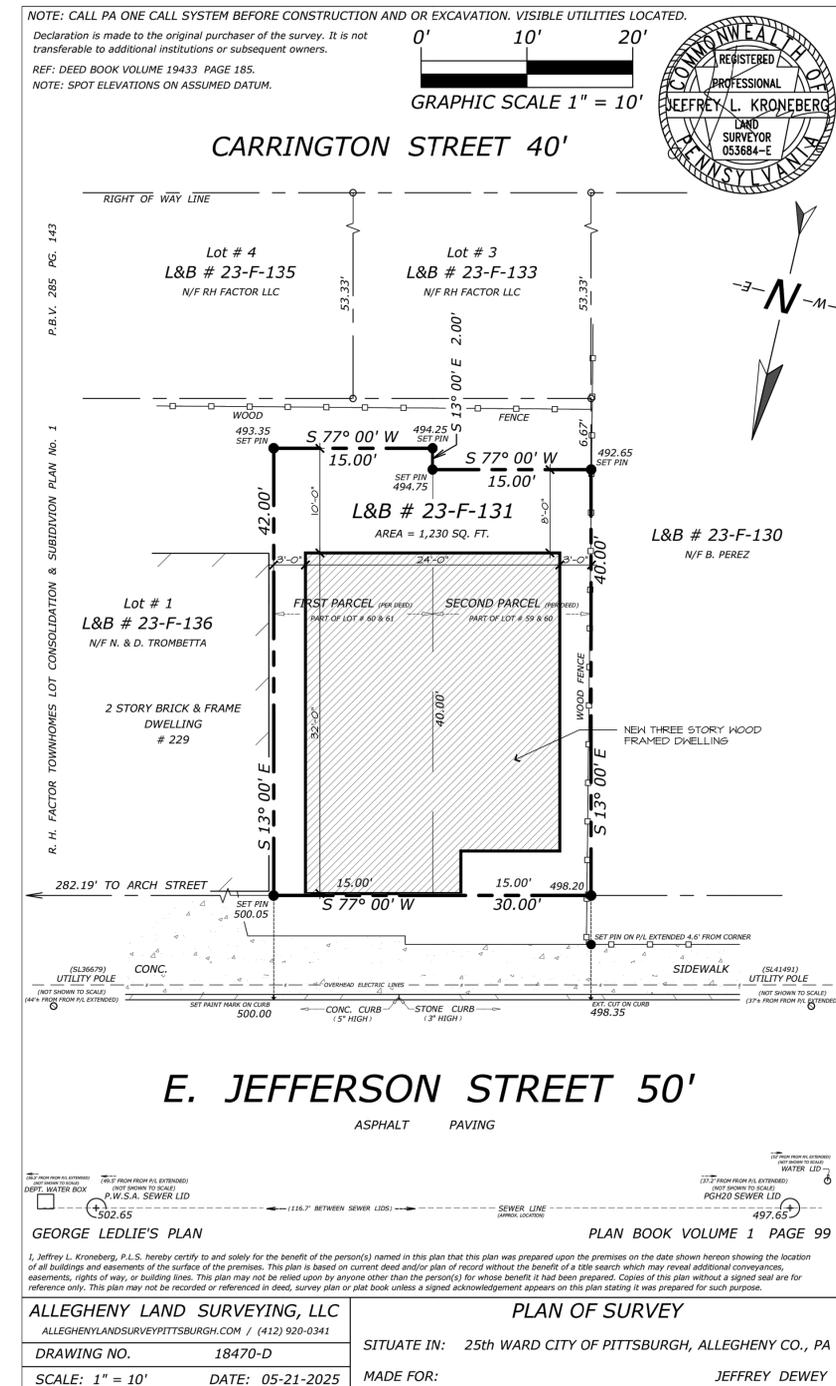
J.A. McMullan, Architect
310 Kenney Drive
Sewickley, PA 15143



2 AREA MAP
SCALE: N.T.S.

Zoning Summary

Zoning District: R1A - VH
Single Family permitted use.
Front setback: 5' - Seeking 0' contextual setback
Rear setback: 15' - Seeking contextual setback to match adjacent property
Minimum Side Yard: 5' - 3' permitted per section 925.06C.
Maximum Height: 40' (not to exceed three stories)



1 STREET ELEVATION
SCALE: 1/8" = 1'-0"

J. A. McMullan
Architect
310 Kenney Drive
Sewickley, Pennsylvania 15143
(412) 708-6742



Lic. No. 404989

Dewey Residence
235 E. Jefferson Street
Pittsburgh, PA

Project No. 25-01

THESE DRAWINGS ARE FOR REVIEW OF DESIGN AND SCOPE DESCRIPTION ONLY. NO REPRESENTATION IS MADE TO THE ACCURACY OF THE DRAWINGS WITH RESPECT TO EXISTING DIMENSIONS OR CONDITIONS. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ANY AND ALL DIMENSIONS AND CONDITIONS WHICH ARE CRITICAL TO THEIR WORK. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT UPON DISCOVERY. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL PROPERTY OF J.A. MCMULLAN, ARCHITECT. ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

11/02/2025 ZONING REVIEW
Date Issued For

Cover Sheet

A1.0

