



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-03892

Project Description: Install 14' tall residential retaining wall

Case Review Date: April 2025

2. SITE INFORMATION

Development Address: 5312 LOTUS Way, Pittsburgh, PA 15201

Parcel (s): 81-A-34

Zoning Designation: R1A-VH

Neighborhood: Upper Lawrenceville

Registered Community Organization: N/A

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Variance

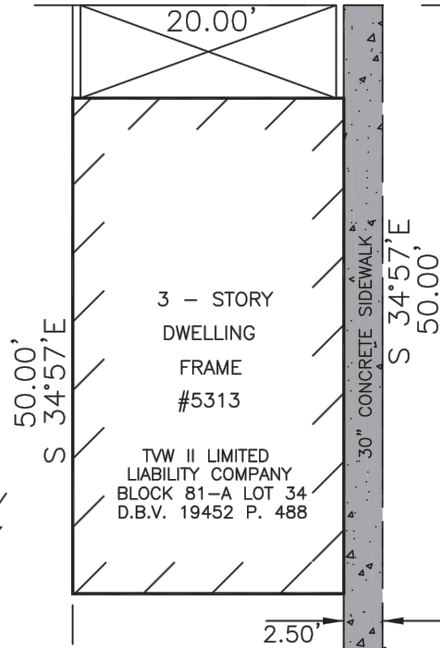
Code Section: 915.02A.1.e

Description: Retaining walls limited to a maximum height of ten (10) feet. Fourteen (14) foot tall retaining wall is proposed.

S 55°03'W

DUNCAN STREET 50'

JOHN BISSELL HEIRS
PLAN OF LOTS
P.B.V. 11 P. 26
PART OF LOT 141



SET MAG
BLOCK WALL

20.00'
S 55°03'W

BLOCK WALL

EXISTING
DWELLING
SET MAG

BLOCK WALL
ENCROACHES
BY 1.09' N/W
& 0.06' S/W

NEIGHBORS 4" PVC
SANITARY LINE

APPROXIMATE POSITION OF
FINAL WALL CONFIGURATION

KENNETH A. &
LISA I. RICCI
BLOCK 81-A LOT 35
D.B.V. 8418 P. 551

CHERYL S. CAIN
BLOCK 81-A LOT 36
D.B.V. 15379 P. 244

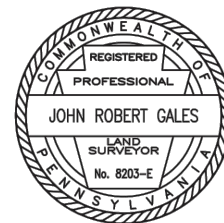
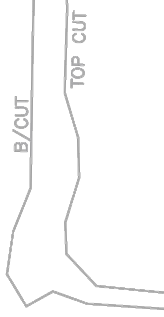
STRUNA FAMILY TRUST
BLOCK 81-A LOT 33
D.B.V. 19050 P. 51

LOT 140

LOT 142

LOT 143

A & B FINE PROPERTIES, LLC
BLOCK 81-A LOT 34-A
D.B.V. 18691 P. 364



SET RR SPIKE

SET
REBAR

EXHIBIT PLAN PROPOSED 2.5' EASEMENT

SITUATE IN

10TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR

A & B FINE PROPERTIES, LLC.

SCALE: 1" = 10'

DATE: JULY 29, 2024

PREPARED BY

J R GALES & ASSOCIATES, INC.

2704 BROWNSVILLE ROAD
PITTSBURGH, PA 15227

PHONE (412) 885-8885 FAX (412) 885-1320

20-171063

LOTUS WAY 20'

