



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2025-05821

Project Description: Construct one car attached garage at front of single family residence

Case Review Date: July 2025

### 2. SITE INFORMATION

Development Address: 1639 Dennison St

Parcel (s): 86-H-216

Zoning Designation: R2-L

Neighborhood: Squirrel Hill North

Registered Community Organization: Squirrel Hill Urban Coalition

Date of Development Activities Meeting: NA

## B. ZBA REQUESTS

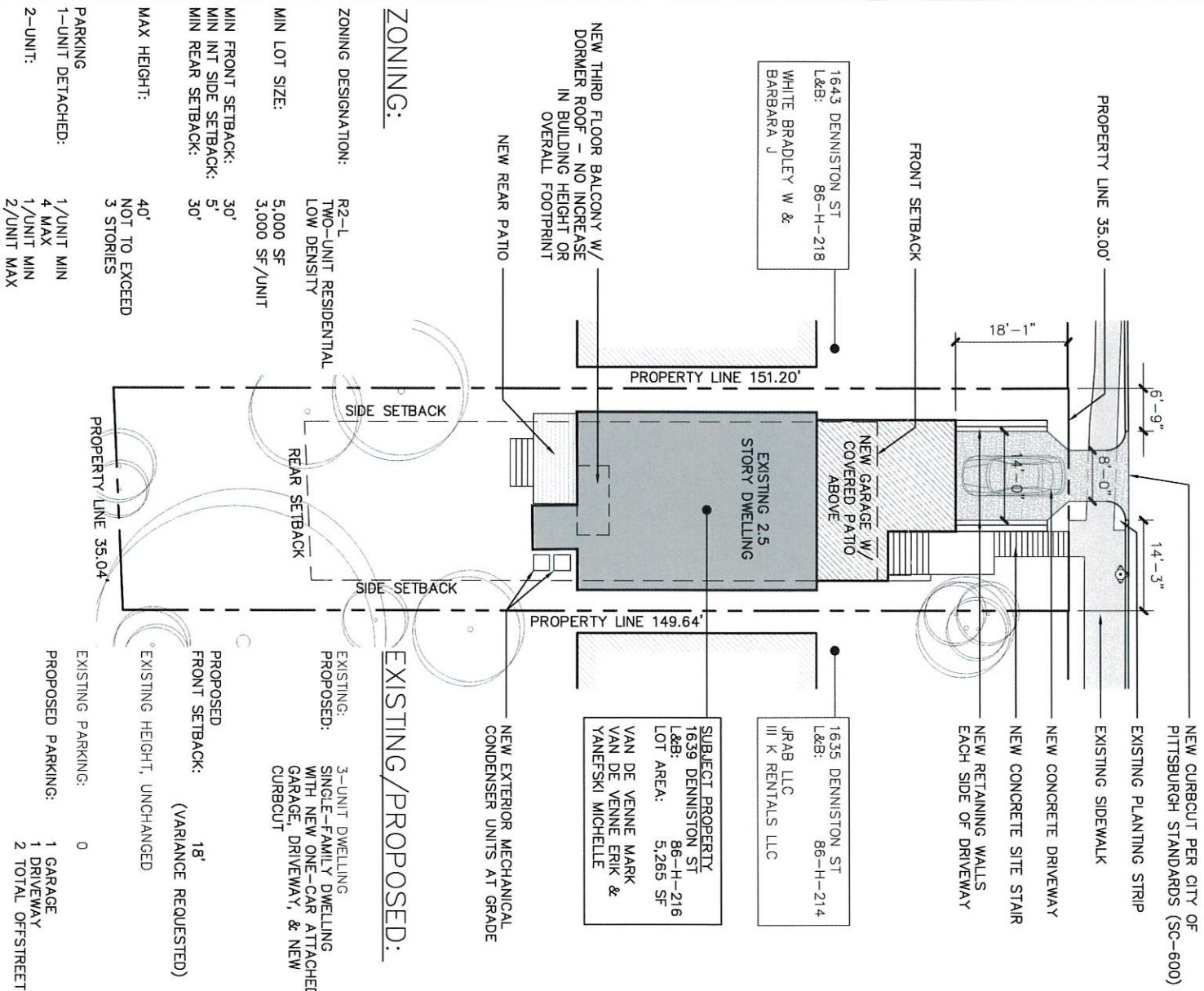
Type of Request: Variance Code Section: [903.03B](#)

Description: 30' front setback required, 18'-1" front setback requested

# DENNISTON STREET

50' ROW

NOTE: NO INTERSECTING ROWS WITHIN RESTRICTED LIMITS



## ZONING:

## EXISTING/PROPOSED:

ZONING DESIGNATION:

R2-L TWO-UNIT RESIDENTIAL  
LOW DENSITY

MIN LOT SIZE:

5,000 SF  
3,000 SF/UNIT

MIN FRONT SETBACK:

30'

MIN INT SIDE SETBACK:

5'

MIN REAR SETBACK:

30'

MAX HEIGHT:

40'  
NOT TO EXCEED 3 STORIES

PARKING

1-UNIT DETACHED: 1/UNIT MIN  
4 MAX  
1/UNIT MIN  
2-UNIT: 2/UNIT MAX

SIDE SETBACK  
REAR SETBACK  
SIDE SETBACK

PROPERTY LINE 35.04'



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**denniston renovations**  
 1639 denniston st  
 pittsburgh, pa 15217  
 P: 412.350.6611 Z-1-00\_ZONING.dwg

PROJECT NO: 240360  
 DRAWN: 05.01.2025  
 SHEET TITLE: ZONING SITE PLAN  
 SHEET NO: Z1.00  
 DESIGNED: ASM