



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: Development Project Protest Appeal

ZDR Case Number: BDA-2025-11184

Project Description: Three new Two-unit dwelling.

Case Review Date: Nov 2025

2. SITE INFORMATION

Development Address: 724 MARYLAND AVE

Parcel (s): 84-N-275, 84-N-277

Zoning Designation: R2-M

Neighborhood: Shadyside

Registered Community Organization: N/a

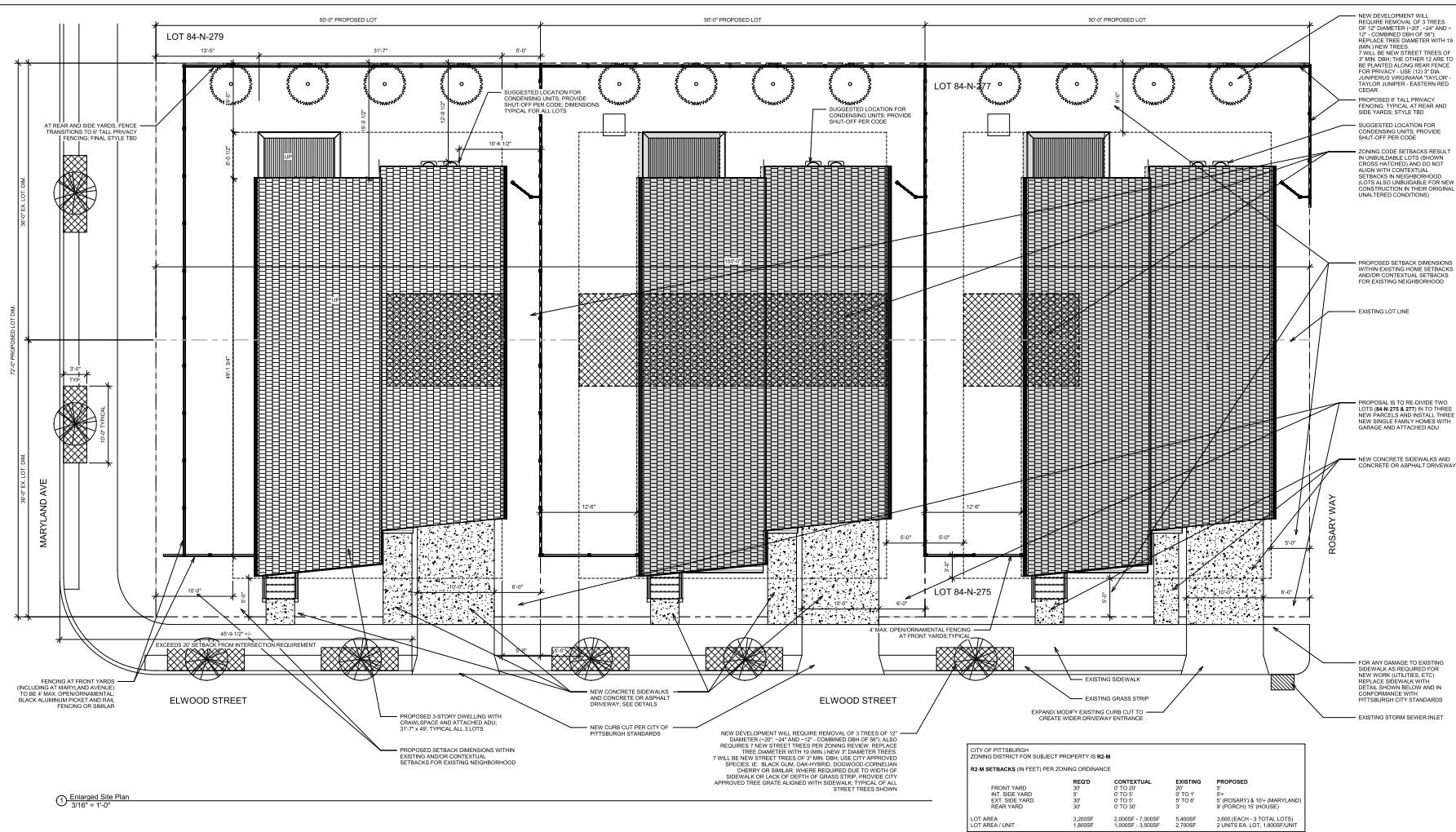
Date of Development Activities Meeting: Not Required

B. ZBA REQUESTS

Type of Request: Variance

Code Section: 903.03.C

Description: Ext Side, 30' required – 10' and 5' requested; Front 30' required – 5' requested; Rear 30' required – 9' requested.



1 Enlarged Site Plan
B4G5 = 41.93

FENCING AT FRONT YARD
(INCLUDING AT MARYLAND AVENUE)
TO BE 4' MAX. OPEN OR ORNAMENTAL
BLACK ALUMINUM PICKET AND RAIL
FENCING OR SIMILAR

ELWOOD STREET

6 Sidewalk & Curb Detail

Roadway Slopes to Curb

5%
1/2%
20' 2' 6'

20' 2' 6' 20'

Note:
Provide an expansion joint at the public street line.

③ Depressed Curb for Driveway Section

The diagram illustrates a cross-section of a sidewalk. It features a thick, dark grey layer at the top labeled 'Reinforced Concrete' and '10 Gauge Welded Wire Mesh'. Below this is a thinner, lighter grey layer labeled 'Sidewalk Width'. The entire structure is supported by a base layer of smaller, lighter grey blocks.

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The diagram illustrates a cross-section of a paved driveway. At the top, a horizontal line is labeled 'Driveway Width'. Below this line, a thick, dark grey layer is labeled '2A Modified Aggregate Base'. Below the aggregate base is a thinner, lighter grey layer labeled 'Compacted Subgrade'. The entire assembly is supported by a grid of vertical and horizontal rebar, indicated by a hatched pattern. Two small arrows point to the top edge of the aggregate base layer, and a larger arrow points to the top edge of the subgrade layer.

Provides an expansion joint at the public street line.

Enlarged Site Plan

As indicated

A1.0