



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: Development Project Protest Appeal

BDA Case Number: BDA-2026-02055

Project Description: New construction of Two Unit Residence

Case Review Date: February 2026

2. SITE INFORMATION

Development Address: ROCKLAND AVE

Parcel (s): 35-D-22

Zoning Designation: R1D-H

Neighborhood: Beechview

Registered Community Organization: N/A

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Variance Code Section: 911.02

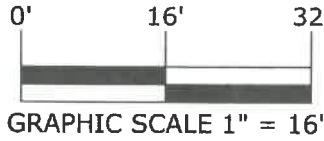
Description: Two Unit Residence not permitted in R1D-H

Type of Request: Variance Code Section:

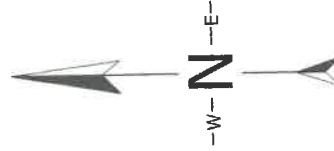
Description: 15' Exterior Side Setback Required; 5' Exterior Side Setback Proposed



NOTE: CALL PA ONE CALL SYSTEMS BEFORE CONSTRUCTION AND OR EXCAVATION. NO UTILITIES LOCATED.



Declaration is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.



THOMAS C. MEYER PLAN P.B.V. 221 PGS. 91-92

Lot # 1 / Parcel 'A'
L&B # 35-D-42
N/F PRECISION REAL ESTATE SOLUTIONS LLC

BRICK DWELLING
610

S 01° 18' W
30.00'

Lot # 793
L&B # 35-D-22

2 CAR
PARKING

Lot # 794
L&B # 35-D-23
N/F S. LIEB

PROPOSED
(26' 10" HIGH)
DWELLING

FRAME DWELLING
1327

S 88° 42' E

S 88° 42' E

15' BLDG. LINE
(PER RECORDED PLAN)

30.00'
S 01° 18' W

SEBRING AVENUE 50' FORMERLY SOUTH SHARON AVENUE

ROCKLAND AVENUE 50' FORMERLY TWELFTH AVENUE NORTH

WEST LIBERTY PLAN OF LOTS No. 3

PLAN BOOK VOLUME 20 PAGES 118 - 119

I, Jeffrey L. Kroneberg, P.L.S., hereby certify to and solely for the benefit of the person(s) named in this plan that this plan was prepared upon the premises on the date shown hereon showing the location of all buildings and easements of the surface of the premises. This plan is based on current deed and/or plan of record without the benefit of a title search which may reveal additional conveyances, easements, rights of way, or building lines. This plan may not be relied upon by anyone other than the person(s) for whose benefit it had been prepared. Copies of this plan without a signed seal are for reference only. This plan may not be recorded or referenced in deed, survey plan or plat book unless a signed acknowledgement appears on this plan stating it was prepared for such purpose.

ALLEGHENY LAND SURVEYING, LLC

ALLEGHENYLANDSURVEYPITTSBURGH.COM / (412) 920-0341

DRAWING NO. 18798-D

SCALE: 1" = 16' DATE: 05-15-2026

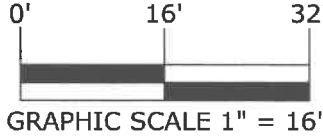
PLAN OF SURVEY

SITUATE IN: 19th WARD CITY OF PITTSBURGH, ALLEGHENY CO., PA

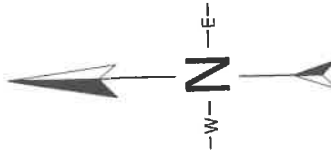
MADE FOR: COTFORD HOMES, LLC



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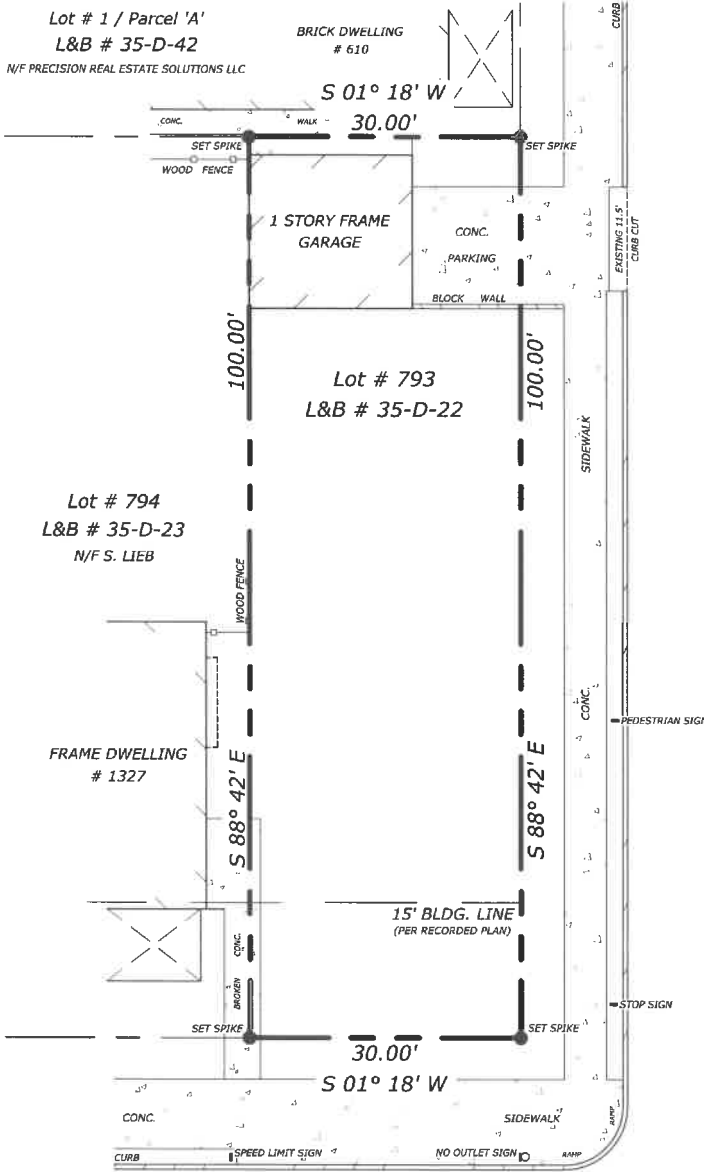


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