



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: Development Project Protest Appeal

BDA Case Number: BDA-2026-03534

Project Description: Install 14' x 24'3" parking pad in front yard

Case Review Date: May 2026

2. SITE INFORMATION

Development Address: 1345 WINDERMERE DR, Pittsburgh, PA 15218

Parcel (s): 129-D-257

Zoning Designation: R1D-L

Neighborhood: Swisshelm Park

Registered Community Organization: N/A

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Variance

Code Section: 912.04.L.(3)

Description: Parking pads not permitted in front yard. Proposed 14' x 24'3" parking pad 0' from front lot line

BRIAN MATTHEWS & LINDSEY ROCCO
BLOCK 128-S-143

JO ELLEN WELSH &
PAUL SABOL
BLOCK 129-D-257

ANDREW SCOTT LA PIDUS
BLOCK 129-D-256

KEVIN & KELLY BINNING
BLOCK 129-D-313

NEW 6' FENCE & GATE
(DCP-ZDR-2024-05361)

EXISTING SHED

EXISTING CONCRETE STAIRS

EXISTING 2 STORY BRICK SINGLE FAMILY RESIDENCE W/ FULL BASEMENT

EXISTING COVERED PORCH
60'-0"

EXISTING COVERED PORCH

NEW MASONRY PATIO
(DCP-ZDR-2024-05361)

EXISTING AC UNIT ON CONCRETE PAD

REPAIR EXISTING CONCRETE DRIVEWAY & SIDEWALK TO EXISTING FIRST FLOOR GARAGE

PROPOSED FIRST FLOOR WOOD DECK & STAIRS
(DCP-ZDR-2024-05361)

PROPOSED COVERED FIRST FLOOR SCREENED PORCH
(DCP-ZDR-2024-05361)

PROPOSED 1-STORY 3-SEASON ROOM
(DCP-ZDR-2024-05361)

NEW SIDEWALK FOR ACCESSIBLE ACCESS

PROPOSED CONCRETE PARKING PAD

PROJECT INFORMATION

PROPERTY OWNER: JO ELLEN WELSH & PAUL SABOL
14TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
LOT# 129-D-257
ZONING DISTRICT: R1D-L

REQUIRED	PROPOSED
MIN. LOT SIZE: 5000 SF	7000 SF (ACT.)

SETBACKS:

PARKING PAD:

FRONT = 15'	0.00'
REAR = 5'	75.75'
INT SIDEYD = 5'	55.50', 0.50'

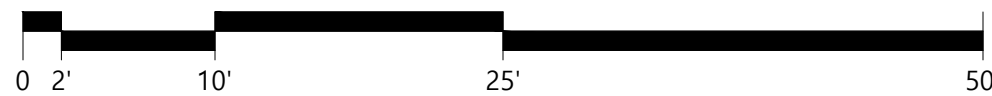
NOTE: MASONRY PATIO, WOOD DECK & STAIRS, SCREENED PORCH, & 3-SEASON ROOM ARE CURRENTLY BEING REVIEWED UNDER DCP-ZDR-2024-05361 AS AN ADMINISTRATOR EXCEPTION. THIS APPLICATION IS FOR THE PROPOSED CONCRETE PARKING PAD AND ADJUSTED SIDEWALK FOR ACCESSIBLE ACCESS ONLY.

WINDERMERE DRIVE

130'-0"
TO CORNER

25'-0"
EXISTING CURB CUT

9'-9"
TO NEXT CURB CUT



eos studio arc, llc
Designers+Architects+Engineers
2006 Noble Street
Pittsburgh, PA 15218
412.342.8338
eos-studioarc.com
Lisa Whitney, RA
whitney@eos-studioarc.com

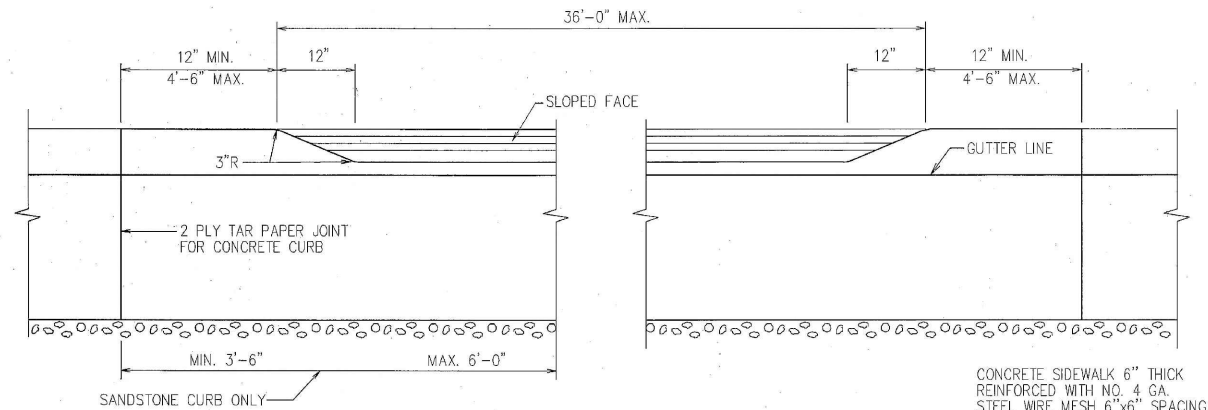
RESIDENTIAL ADDITION & PARKING

1345 WINDERMERE DRIVE, PITTSBURGH, PA 15218

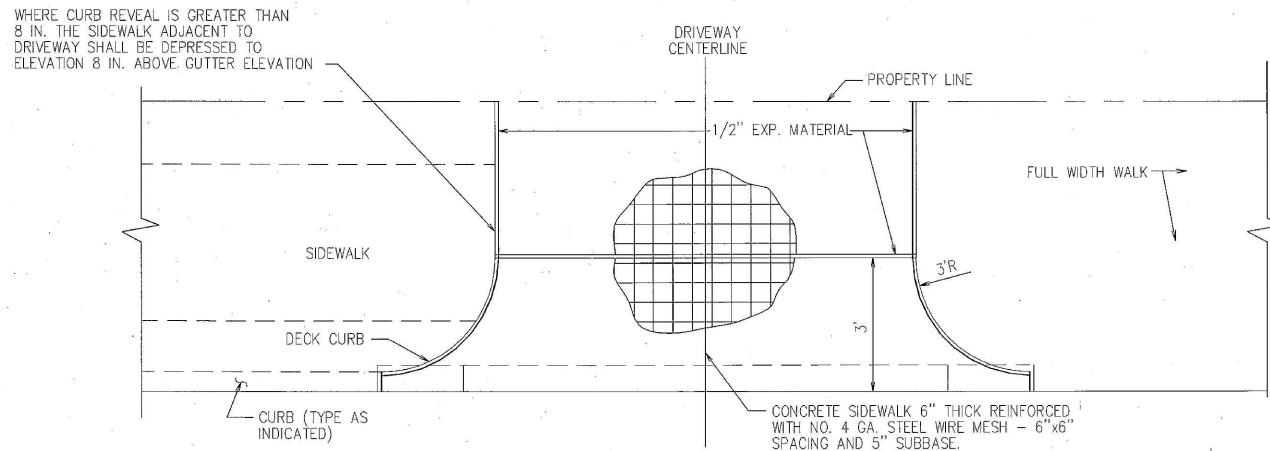
APRIL 17, 2026

SCALE: 1"=10'-0"

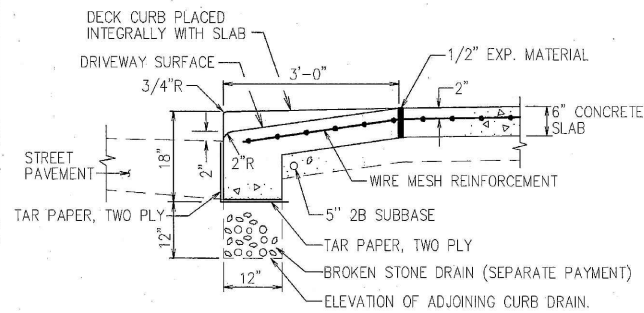
PLT



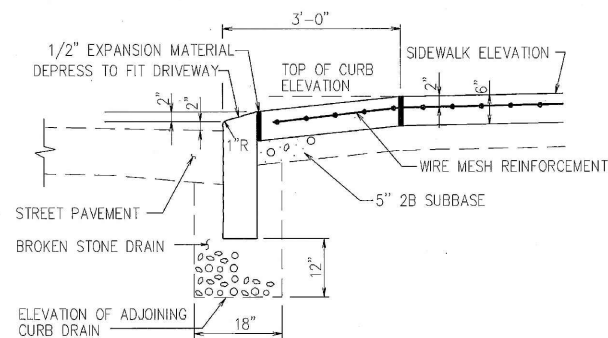
ELEVATION



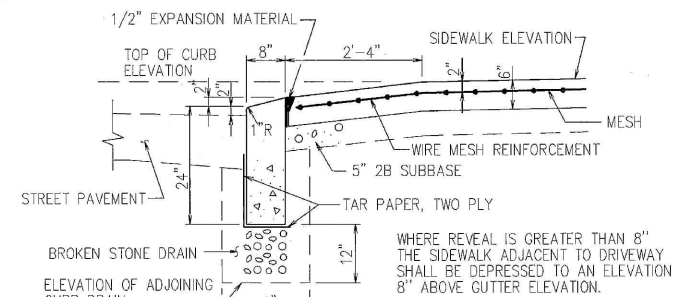
PLAN



SECTION FOR CONCRETE DECK CURB



SECTION FOR SANDSTONE CURB

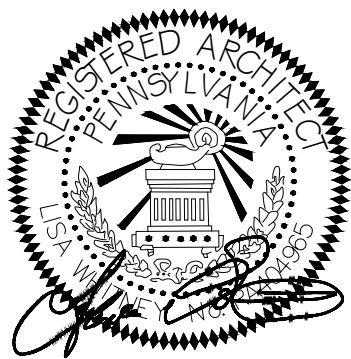


SECTION FOR CONCRETE CURB

NOTE: MATCH JOINTS IN CONCRETE DEPRESSED CURBS WITH EXISTING OR PROPOSED PAVEMENT JOINTS AS DIRECTED.

CONCRETE AND SANDSTONE DEPRESSED CURBS FOR RESIDENTIAL GRADE DRIVEWAYS

REVISION	MADE BY	CHECKED BY	DESCRIPTION
CITY OF PITTSBURGH STANDARDS OF CONSTRUCTION			
SIDEWALKS AND SIDEWALK RAMPS RESIDENTIAL GRADE DRIVEWAYS			
APPROVALS:			
<i>John P. Reekun</i>	MANAGER - DIVISION OF STREETS	July 1, 1993	DATE
<i>Paul Rosonella</i>	ASST. DIRECTOR OF ENGINEERING	July 1, 1993	DATE
<i>Wesley A. Scirelli</i>	DIRECTOR OF ENGR. AND CONSTR.	July 1, 1993	DATE
<i>Michael L. ...</i>	DIRECTOR - DEPARTMENT OF PUBLIC WORKS	July 1, 1993	DATE
FORMER STANDARD DRAWING NO.	ACCESSION NO.		
M-161	CASE NO.		
DWG. NO. SC-600			



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CURB CUT SPECS PLT-2