



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2026-05516

Project Description: Construction of 51 new four-story townhomes.

Case Review Date: August 20, 2026

2. SITE INFORMATION

Development Address: 700 Waterfront Dr.

Parcel (s): 48-K-330

Zoning Designation: RIV-MU

Neighborhood: Troy Hill

Registered Community Organization: N/A

Date of Development Activities Meeting: N/A

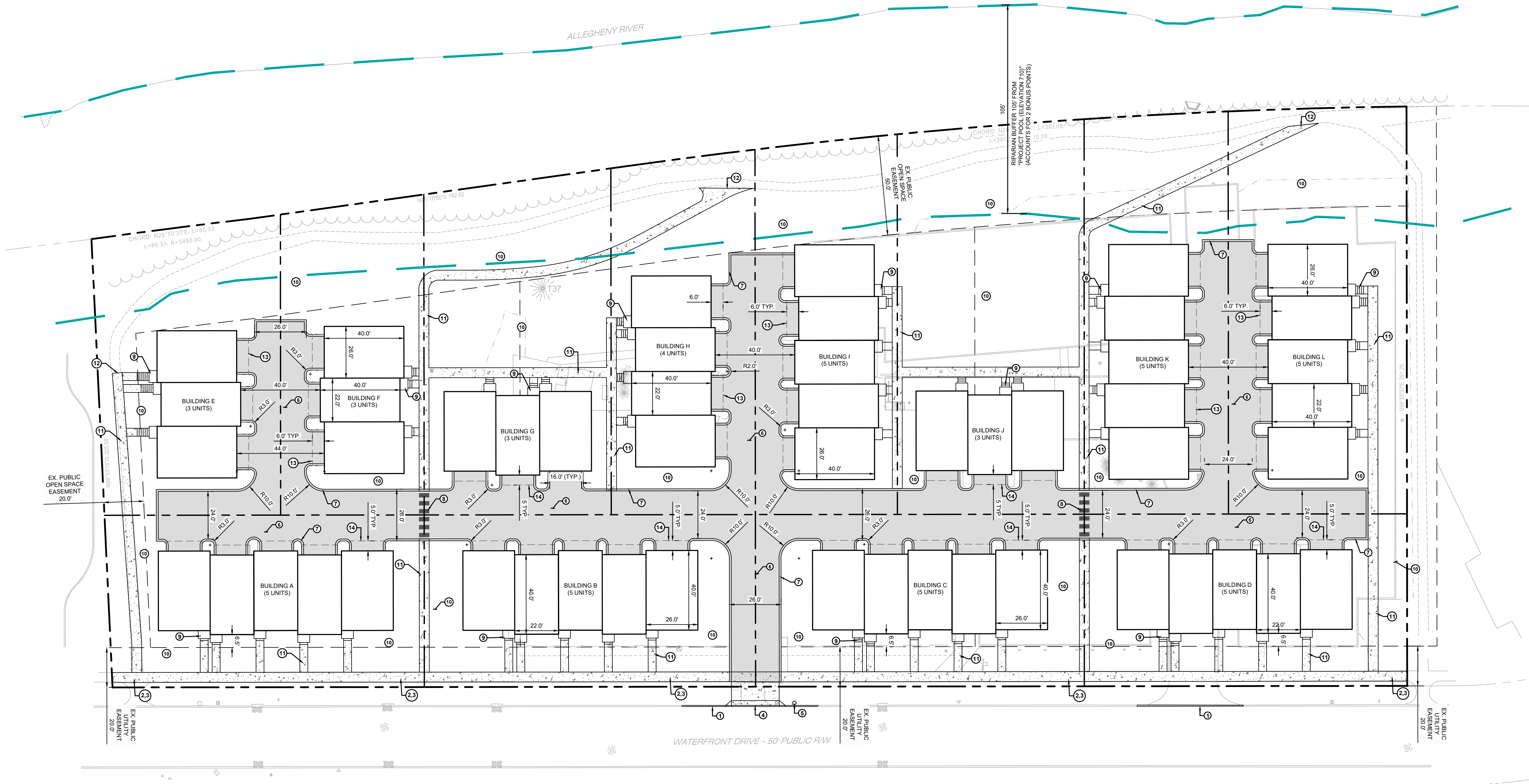
B. ZBA REQUESTS

Type of Request: Dimensional Variance

Code Section: 905.04E.4.b(1)

Description:

When abutting a Street, a build-to zone is imposed between zero (0) and ten (10) feet inward from the property line (905.04E.4.b(1)). Because of the existing public utility easement, the build-to zone cannot be built upon, therefore a variance is required with the Zoning Board of Adjustments.



Site Data Table:		
ZONING	RV-MU (RIVERFRONT MIXED USE)	
EXISTING PARCEL ID	48-K-330	
EXISTING USE	OFFICE / WAREHOUSE	
PROPOSED USE	THREE UNIT ATTACHED & MULT-UNIT RESIDENTIAL ATTACHED	
LAND AREA	4.00 AC	
BUILDING HEIGHT	REQUIRED	PROVIDED
MINIMUM:	24'	> 24'
MAXIMUM:	60'	< 60'
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT YARD:	N/A	VARIABLES
SIDE YARD:	N/A	VARIABLES
REAR YARD:	0'	> 0'
PARKING REQUIREMENTS (914.02)		
PER § 905.041.1		
• The minimum parking required in the RV District is fifty (50) percent of the minimum parking required in Schedule A of Section 914.02.A unless otherwise provided.		
• The maximum parking limitation is the minimum parking required listed in Schedule A of Section 914.02.A.		
MULTI-UNIT RESIDENTIAL REQUIREMENTS:	REQUIRED	PROVIDED
TOTAL NUMBER OF UNITS = 51	26 (MIN) 51 (MAX)	51
(1) Space/Unit x 51 Units x 50% = 25.5 Spaces		
Total Parking Required = 26 Spaces Min.		
(1) Space/Unit x 51 Units = 51 Spaces		
Total Parking Required = 51 Spaces Max.		
Bicycle parking provided via unit garages		

- Site Key Notes:
- ① CITY OF PITTSBURGH CONCRETE CURB
 - ② CITY OF PITTSBURGH CONCRETE SIDEWALK (REPLACE EX)
 - ③ MATCH EXISTING CURB / SIDEWALK LOCATION & ELEVATION
 - ④ CITY OF PITTSBURGH COMMERCIAL CURB CUT
 - ⑤ EXISTING STREET LIGHT POLE TO BE RELOCATED
 - ⑥ BITUMINOUS PAVEMENT
 - ⑦ ASPHALT WEDGE CURB (TYP.)
 - ⑧ CROSSWALK
 - ⑨ CONCRETE STEPS & STOOP(S) INTO UNIT (TYP.)
 - ⑩ LAWN / LANDSCAPE AREA
 - ⑪ CONCRETE SIDEWALK
 - ⑫ CONNECTION TO EX. PUBLIC TRAIL
 - ⑬ BALCONY / DECK
 - ⑭ CANTILEVERED BALCONY / DECK

0 30' 60'

Drawing Scale:
1" = 30'

ISSUED FOR REVIEW

Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pvedi-aec.com



Prepared For:
Laurel Communities
2585 Washington Road
Pittsburgh, PA 15241

THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PERSON(S) NAMED ABOVE AND FOR THE PROJECT NOTED ON THE DRAWING. THE USE OF THIS PLAN BY ANY THIRD PARTY, OR FOR ANY OTHER PURPOSE OTHER THAN SPECIFIED, IS PROHIBITED WITHOUT WRITTEN CONSENT FROM PVE ENGINEERING.

Know what's below.
Call before you dig.
POCS SER. # 20261142204

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED:		JUNE 12, 2026
PLAN REVISIONS		
DATE	DESCRIPTION	
1	---	
2	---	
3	---	
4	---	
5	---	
6	---	
7	---	
8	---	
9	---	
10	---	

Situate In:
City of Pittsburgh - 24th Ward, Allegheny County, PA

Project Name:
700 WATERFRONT DRIVE

Drawing Name:
SITE PLAN

Project No:
20260222

Drawing No:
C-300