



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2025-06515

Project Description: Install 10' x 20' parking pad in front of Single Unit Residence

Case Review Date: December 2025

2. SITE INFORMATION

Development Address:

Parcel (s):

Zoning Designation:

Neighborhood:

Registered Community Organization: Brookline Together

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Variance

Code Section: § 912.L.(3)

Description: Parking pads prohibited in front yard; parking pad proposed 0' from front lot line

710 DUNSTER ST. CURB CUT & PARKING PAD INSTALLATION

ARCHITECT

LE'TAJ TINKER
700 RIVER AVE, SUITE 440B
PGH, PA 15218
(P) 850-210-9955
(F)
(E) TINKANDDESIGNARCHITECTURE@GMAIL.COM

OWNER/CLIENT-1

C/O MALCOLM MUHAMMAD
KATZ & KLEIN LLP
213 SMITHFIELD ST.
PITTSBURGH, PA15222
(P)412.609.4317
(E¹) INFO@KATZANDKLEINCONSTRUCTION.COM

NOTE:
GC AND ALL SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING VERIFYING DIMENSIONS FOR QUANTITIES OF NEW & DEMOLISHED BUILDING MATERIALS PRIOR TO BID.

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE, CITY, AND MUNICIPAL BUILDING CODES.

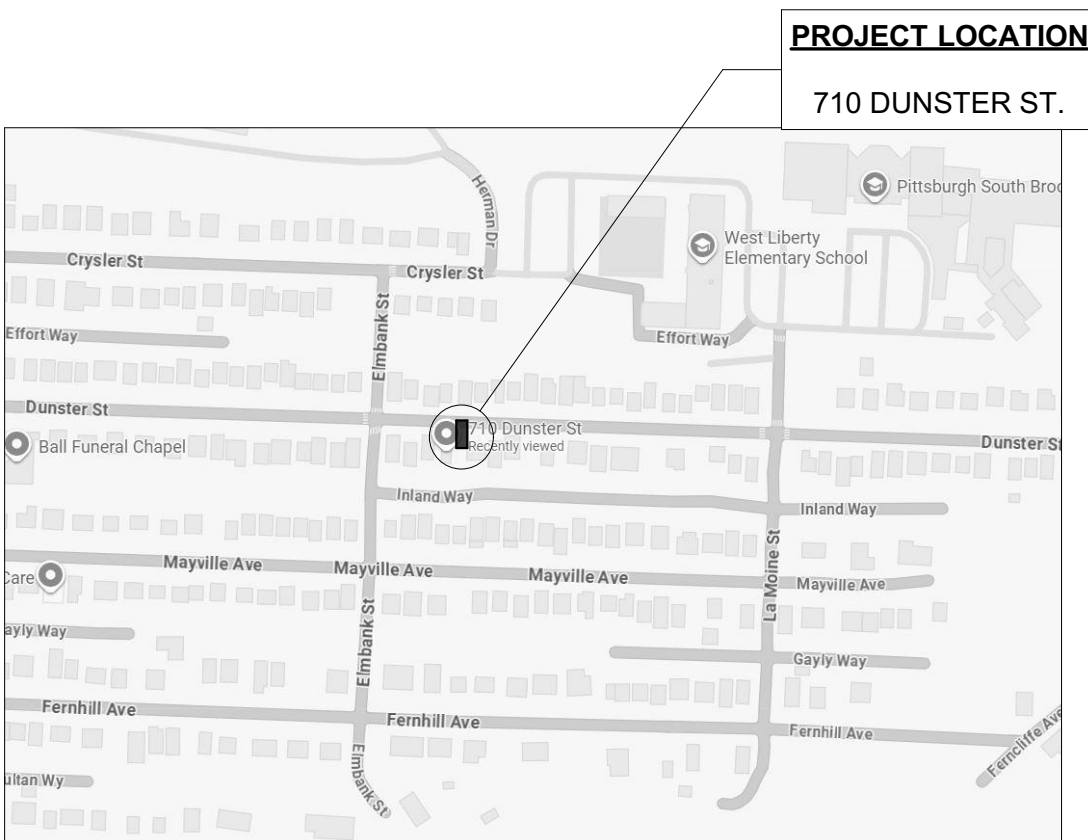
GC TO REPORT TO ARCHITECT ANY DEVIATIONS BETWEEN EXISTING CONDITIONS AND DRAWINGS.

PRODUCT DATA

CODE: INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, 2018 EDITION

CODE: INTERNATIONAL BUILDING CODE, 2018 EDITION

NOTE!!! THIS PERMIT APPLICATION IS LIMITED TO CONSTRUCTION OF THE CURB CUT AT THE SIDEWALK, PARKING PAD, AND RETAINING WALL AS SHOWN ON PLAN.



710 DUNSTER ST. LOCATION MAP

NOT TO SCALE

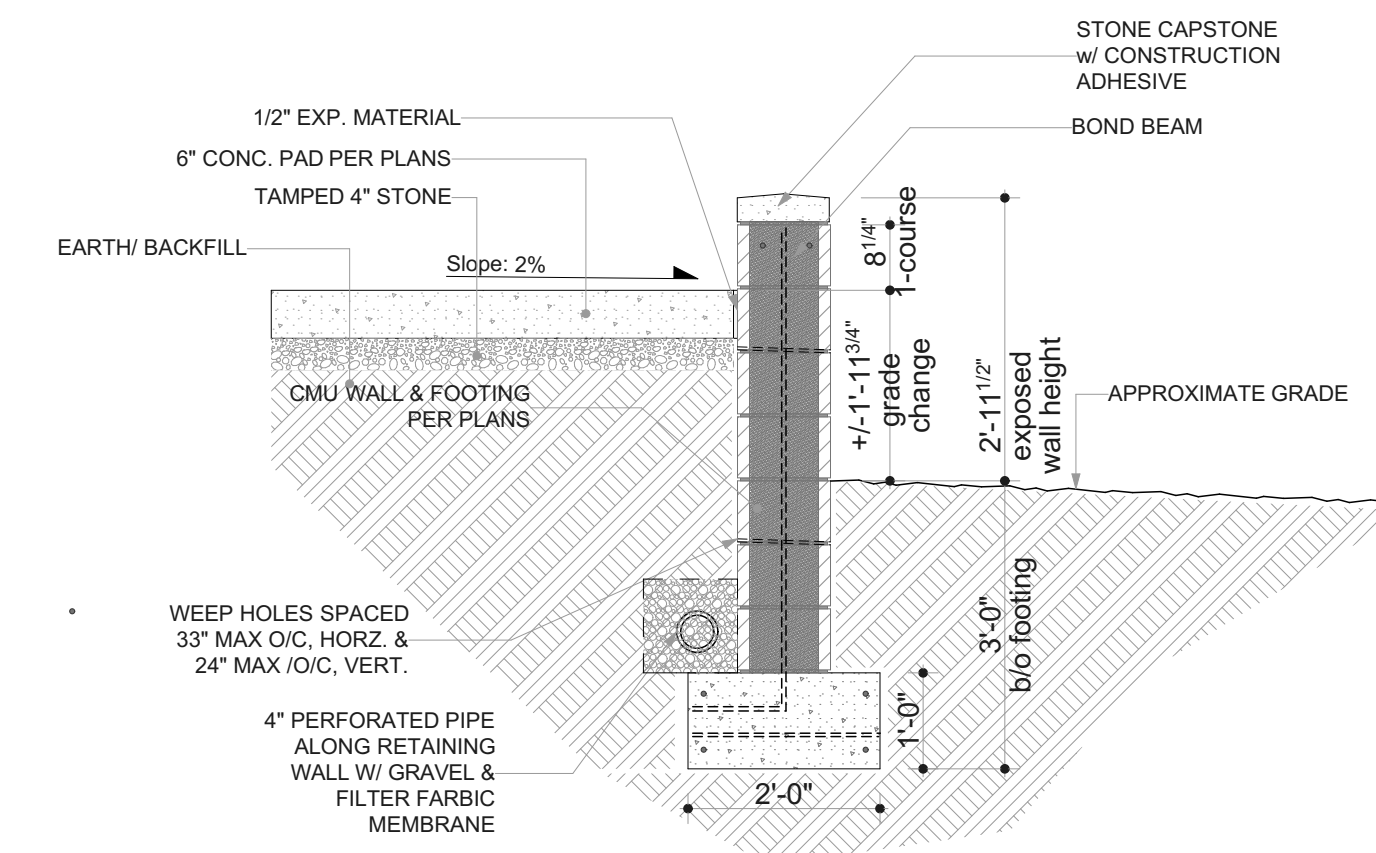
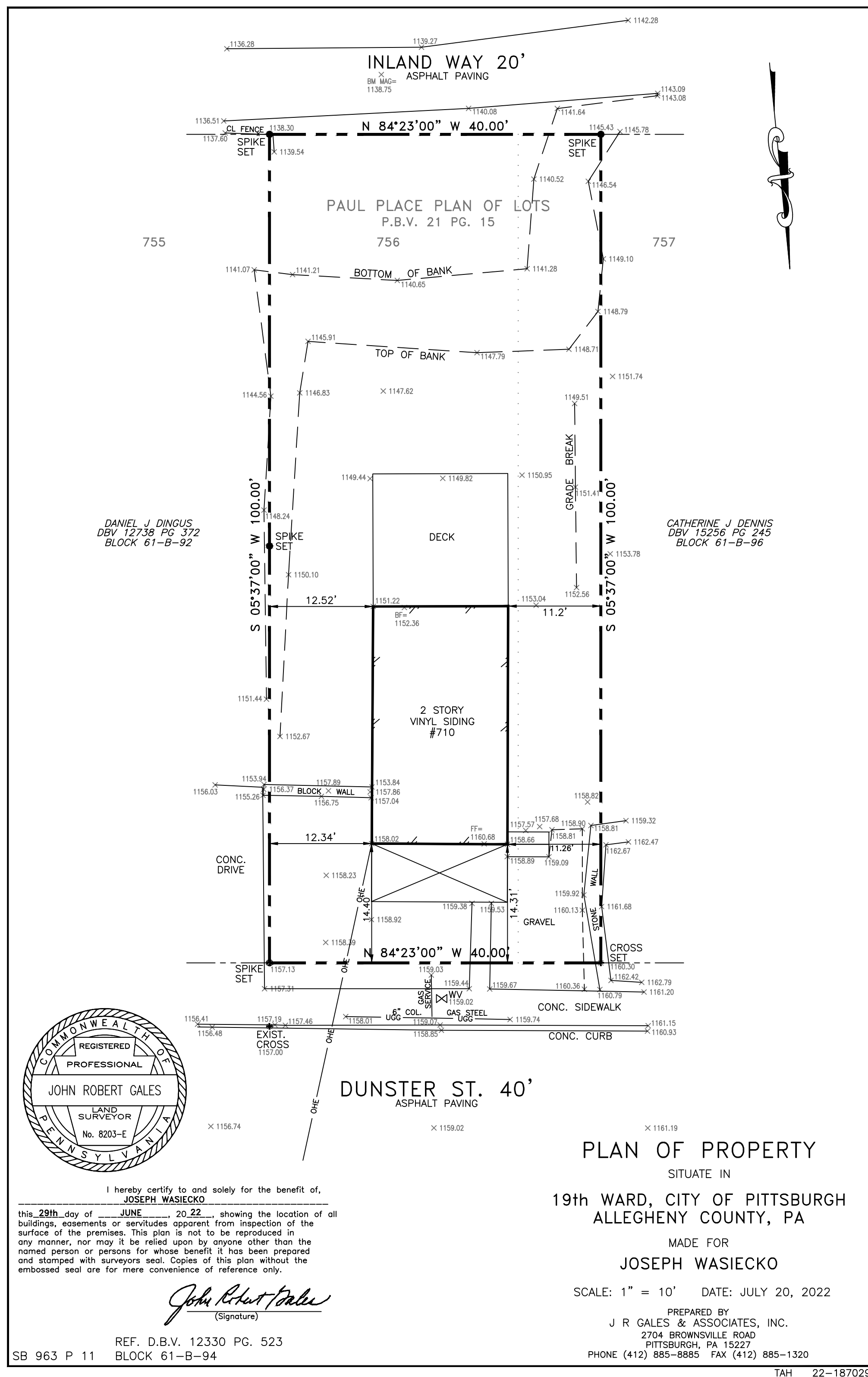


VIEW FROM YARD



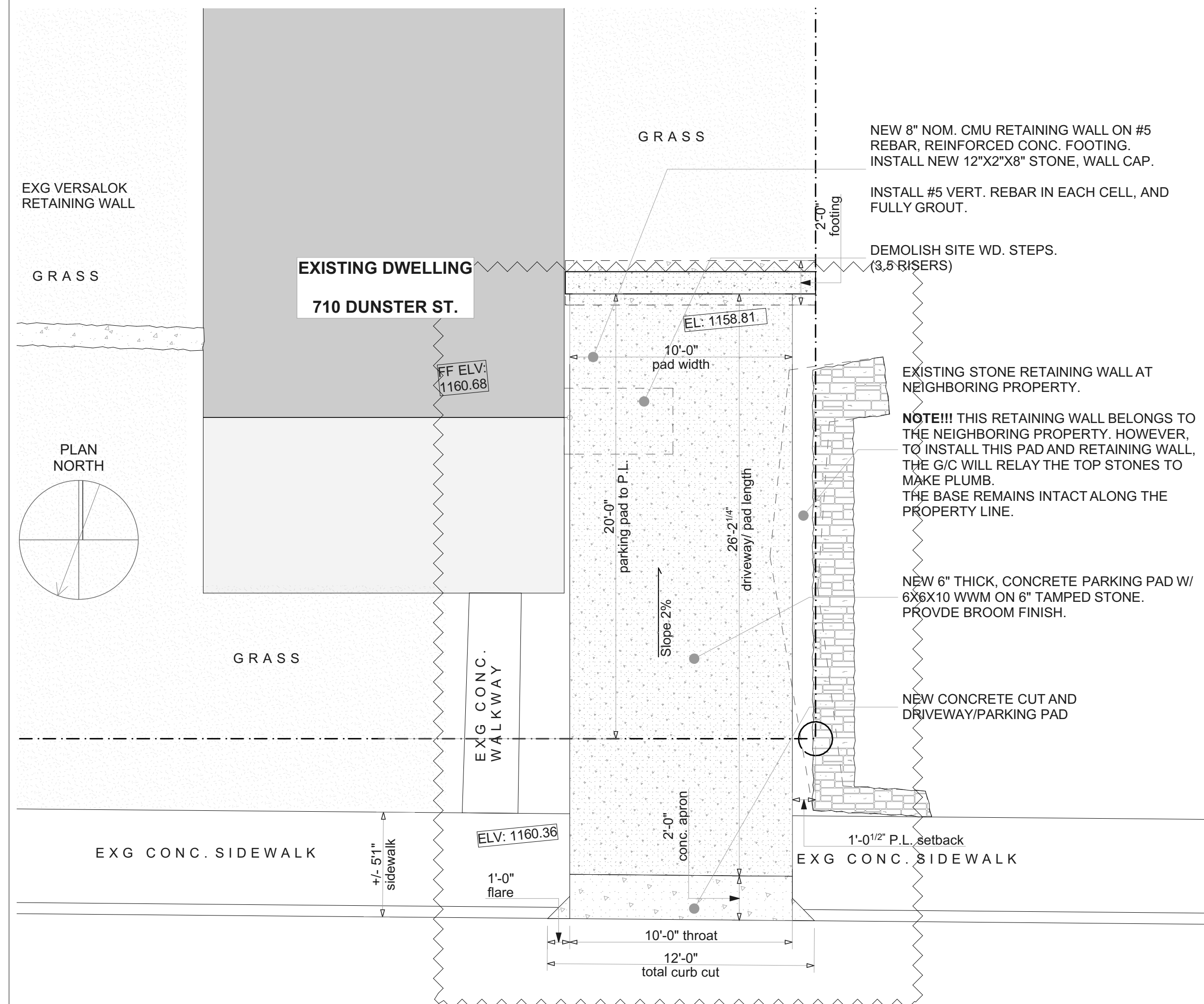
VIEW FROM DUNSTER ST.

PHOTOS OF
EXISTING CONDITIONS



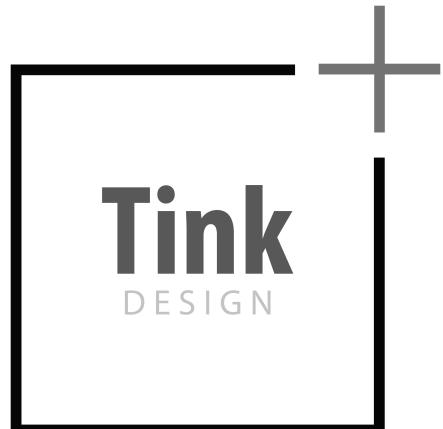
SITE SECTION AT RETAINING WALL

SCALE: 1/2" = 1'-0"



1ST FLOOR PLAN - NEW WORK

SCALE: 1/4" = 1'-0"



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CONSULTANTS



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CURB CUT &
PARKING PAD
INSTALLATION

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PITTSBURGH PA 15222
PITTSBURGH, 15222

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PROJECT NO: #Project Code

MODEL FILE:
710 Dunster_Curb Cut_11242025.pln

DRAWN BY: #CAD Technician Full Name

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SHEET TITLE

NEW WORK PLANS

A1

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PITTSBURGH, 15222

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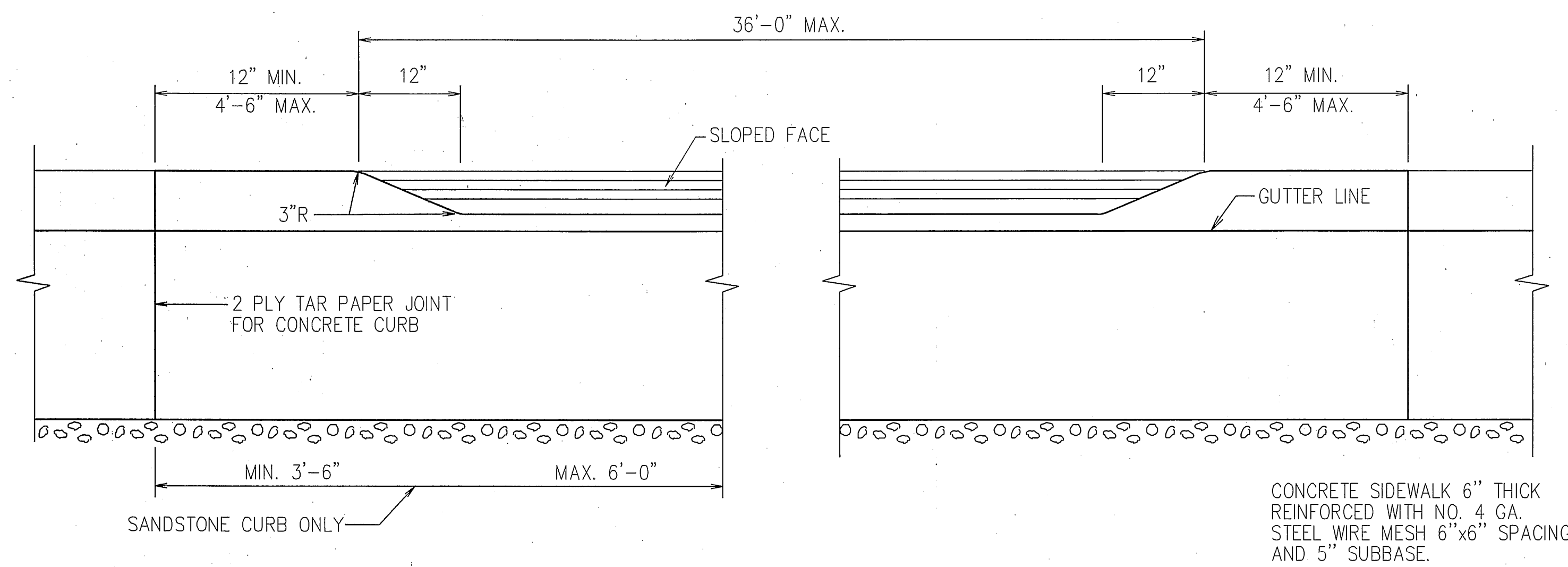
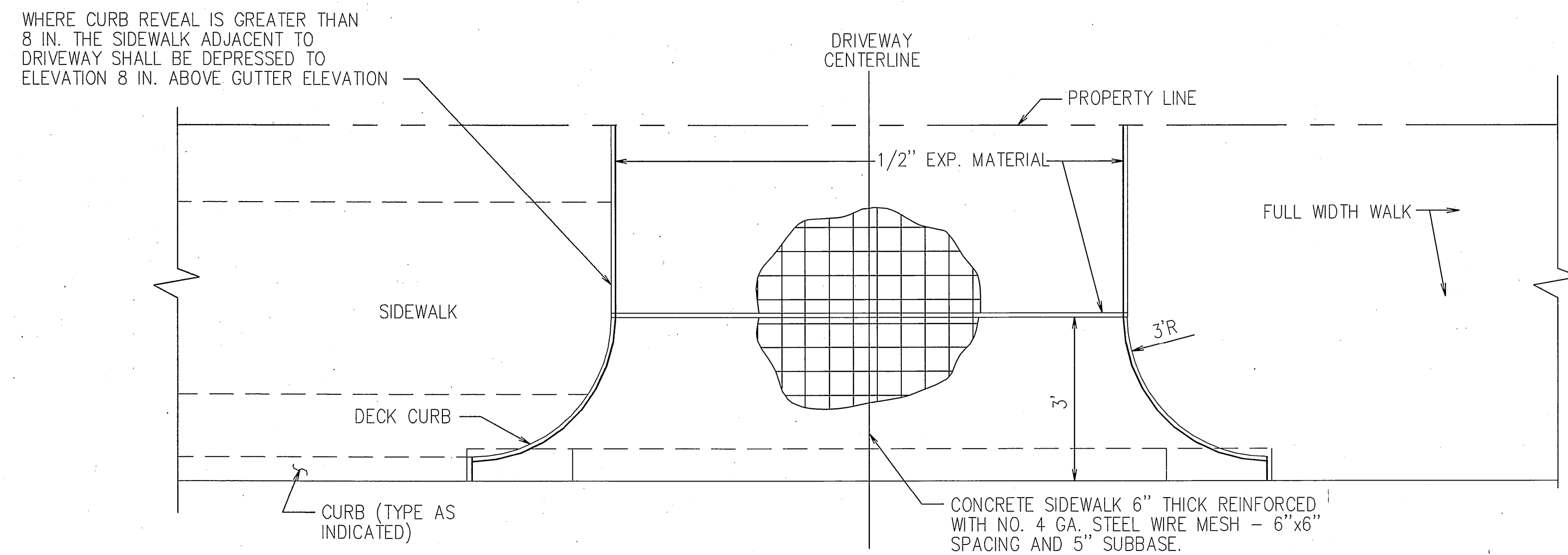
DRAWN BY: #CAD Technician Full Name

SHEET TITLE

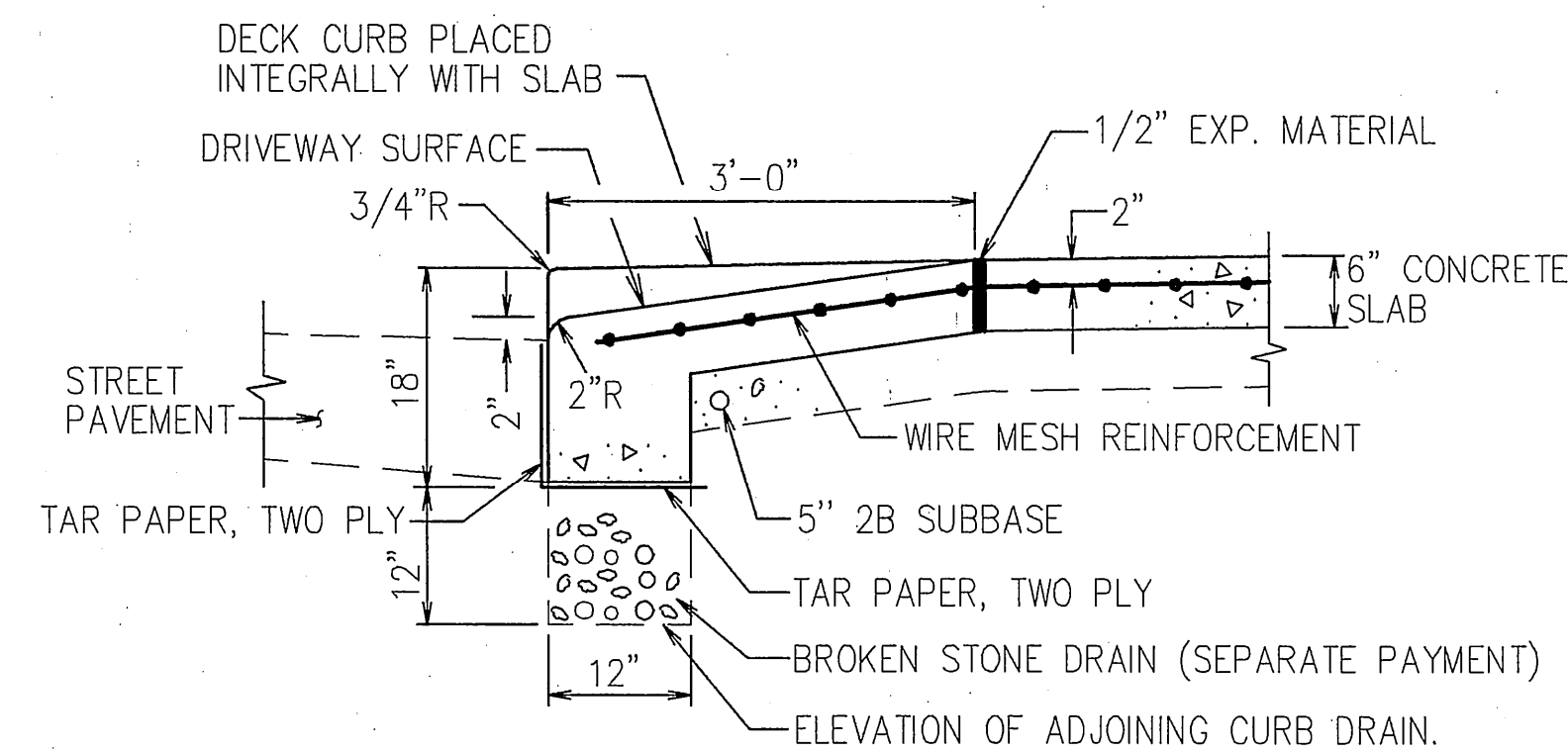
CITY OF PGH STANDARD
DETAILS

A2

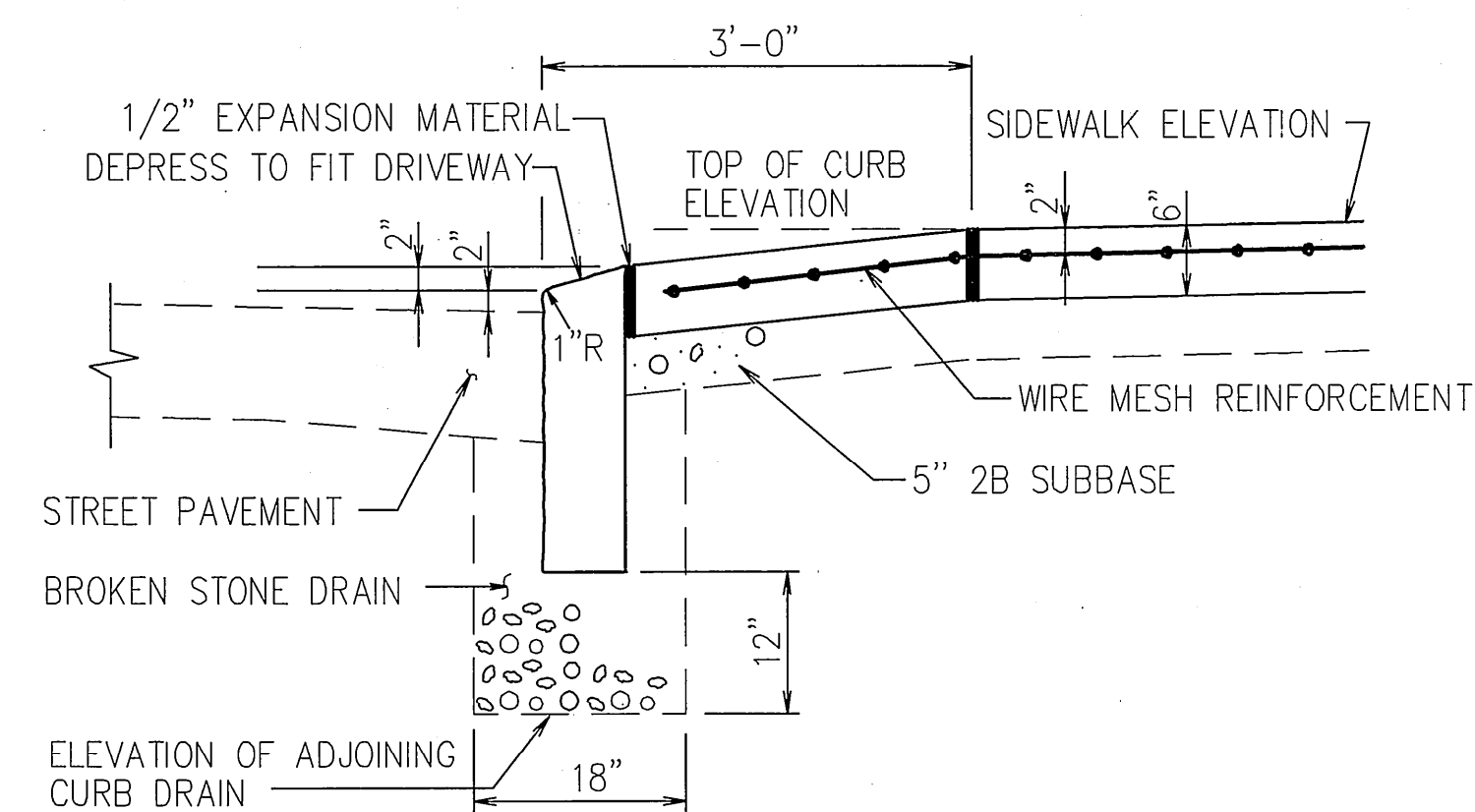
PRINTED: 11/24/2025

ELEVATION

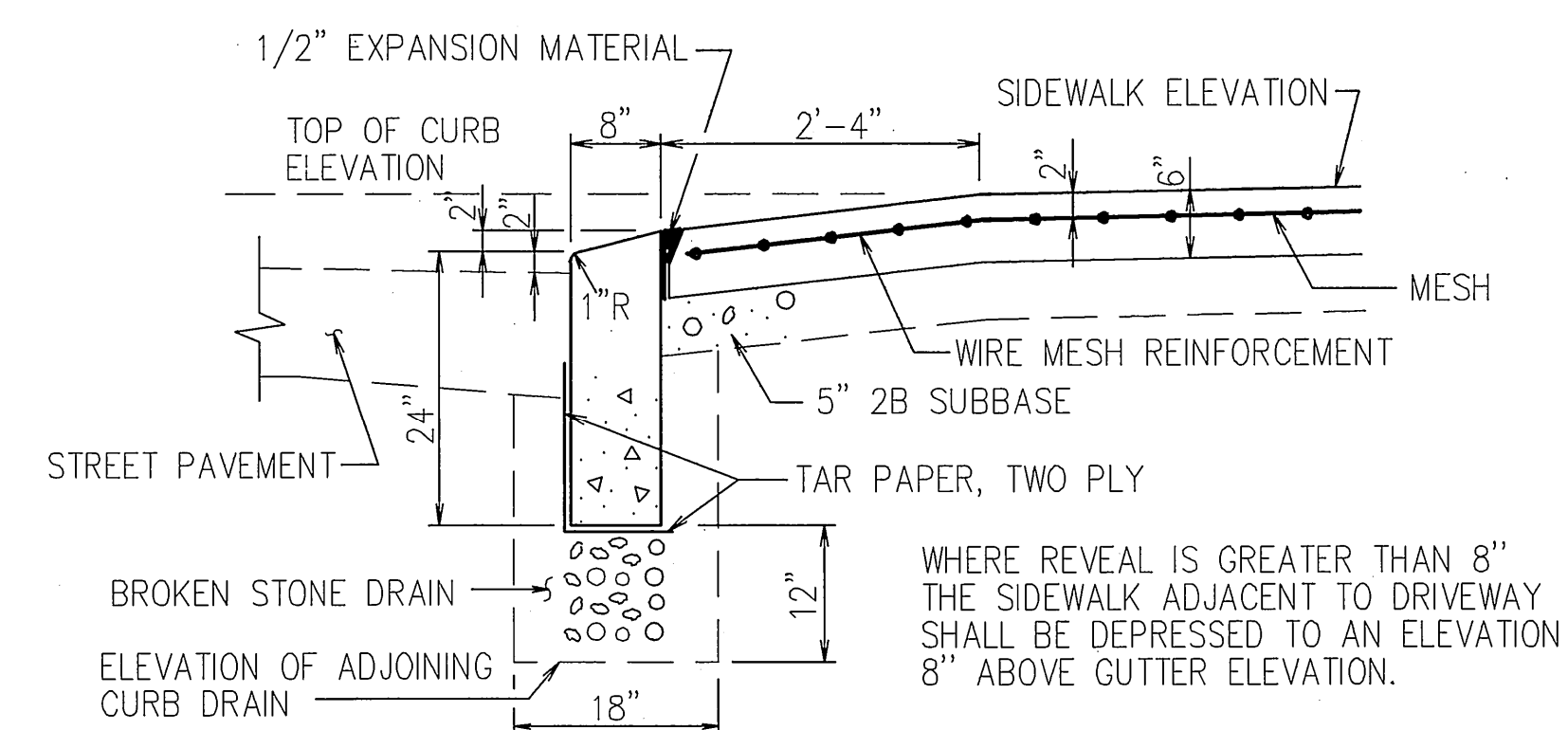
PLAN



SECTION FOR CONCRETE DECK CURB



SECTION FOR SANDSTONE CURB

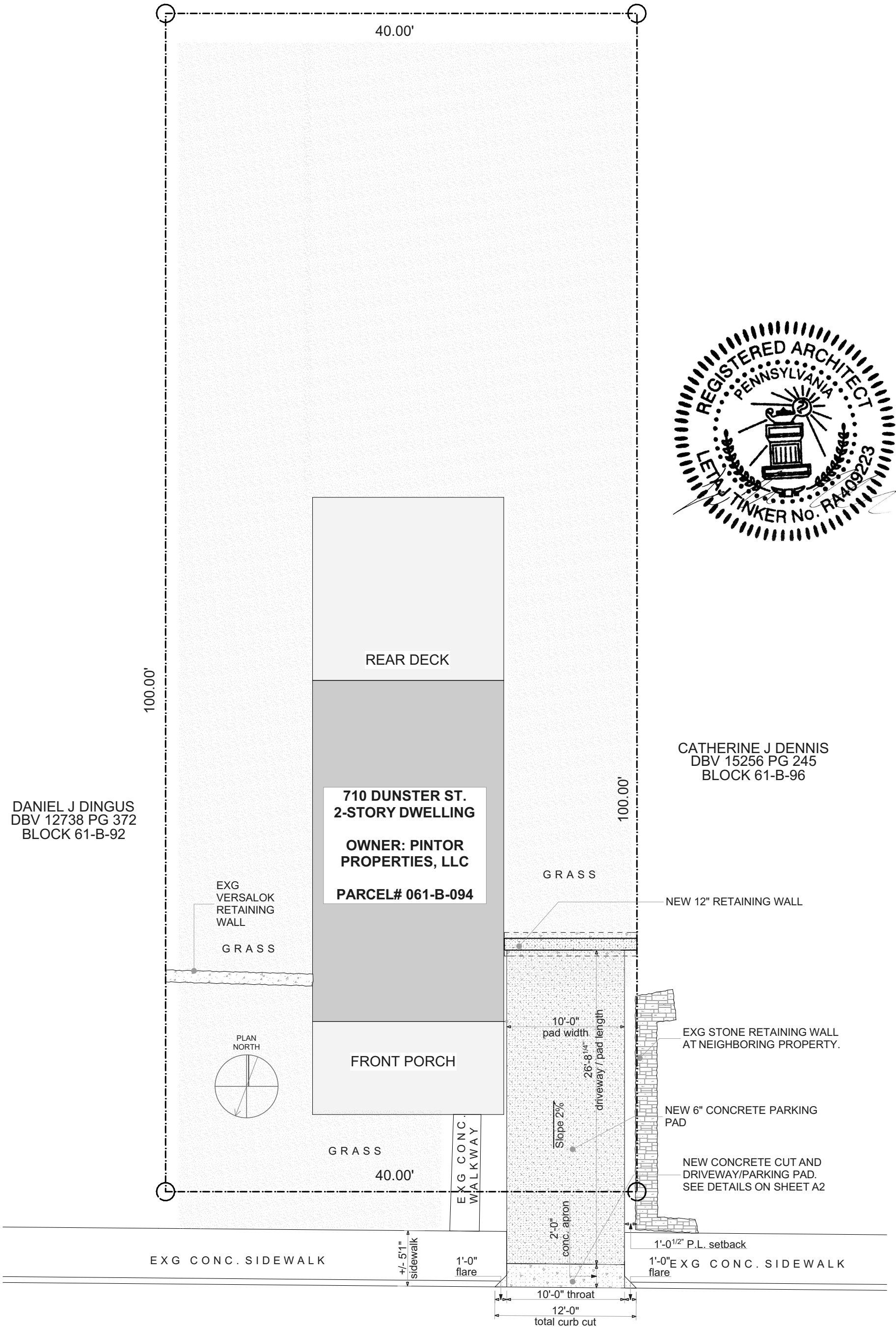


SECTION FOR CONCRETE CURB

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

CONCRETE AND SANDSTONE DEPRESSED CURBS FOR RESIDENTIAL GRADE DRIVEWAYS

NOT TO SCALE




CATHERINE J DENNIS
DBV 15256 PG 245
BLOCK 61-B-96

DANIEL J DINGUS
DBV 12738 PG 372
BLOCK 61-B-92

SITE PLAN

SCALE: 1/8" = 1'-0"

	700 RIVER AVE, SUITE 440B PITTSBURGH, PA 15212 850.210.9955 TINKANDDESIGNARCHITECTURE@GMAIL.COM		Project	710 DUNSTER ST. CURB CUT & PARKING PAD INSTALLATION	Scale:	AS SHOWN	Date:	11.24.2025
			Location	710 DUNSTER ST, PITTSBURGH PA 15226 USA	Project No.	N/A	Reference / Sheet:	N/A
			Title	SITE PLAN	Field Notice No.	N/A	DWG. No.	N/A