



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2025-01446

Project Description: New construction of three-story single family detached house with one car integral garage at front

Case Review Date: January 2026

### 2. SITE INFORMATION

Development Address: No primary address specified

Parcel (s): 23-F-131

Zoning Designation: R1A-VH

Neighborhood: Central Northside

Registered Community Organization: NA

Date of Development Activities Meeting: NA

## B. ZBA REQUESTS

Type of Request: Variance Code Section: [903.03E](#)

Description: 15' rear setback is required, 10' rear setback is requested.

# New Residence

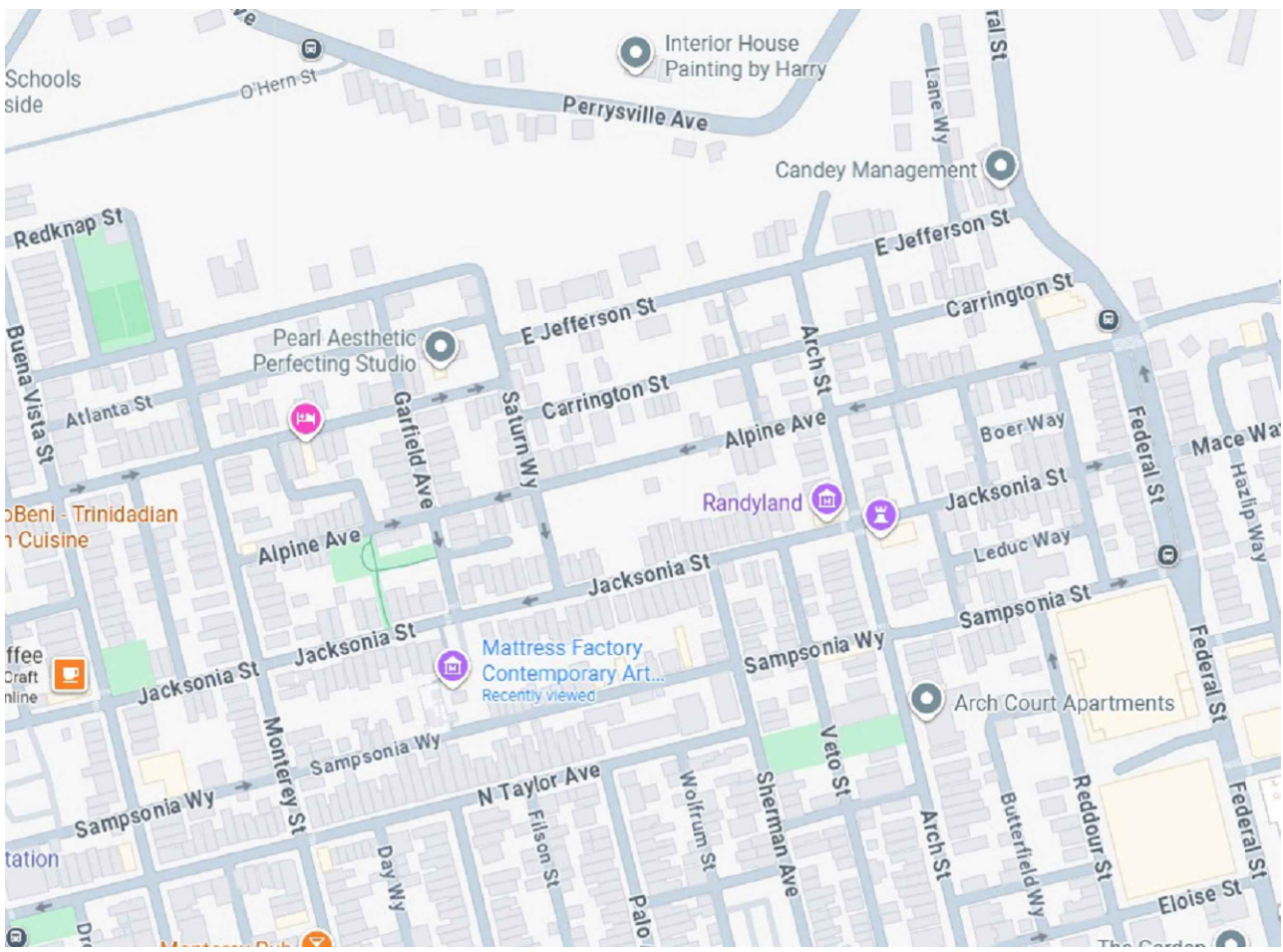
## 235 E. Jefferson Street

## Pittsburgh, PA 15212

Zoning Review, November 2, 2025

Owner:  
Jeffrey Dewey  
3708 Mintwood Street  
Pittsburgh, PA 15224

Architect:  
J.A. McMullan, Architect  
310 Kenney Drive  
Sewickley, PA 15143



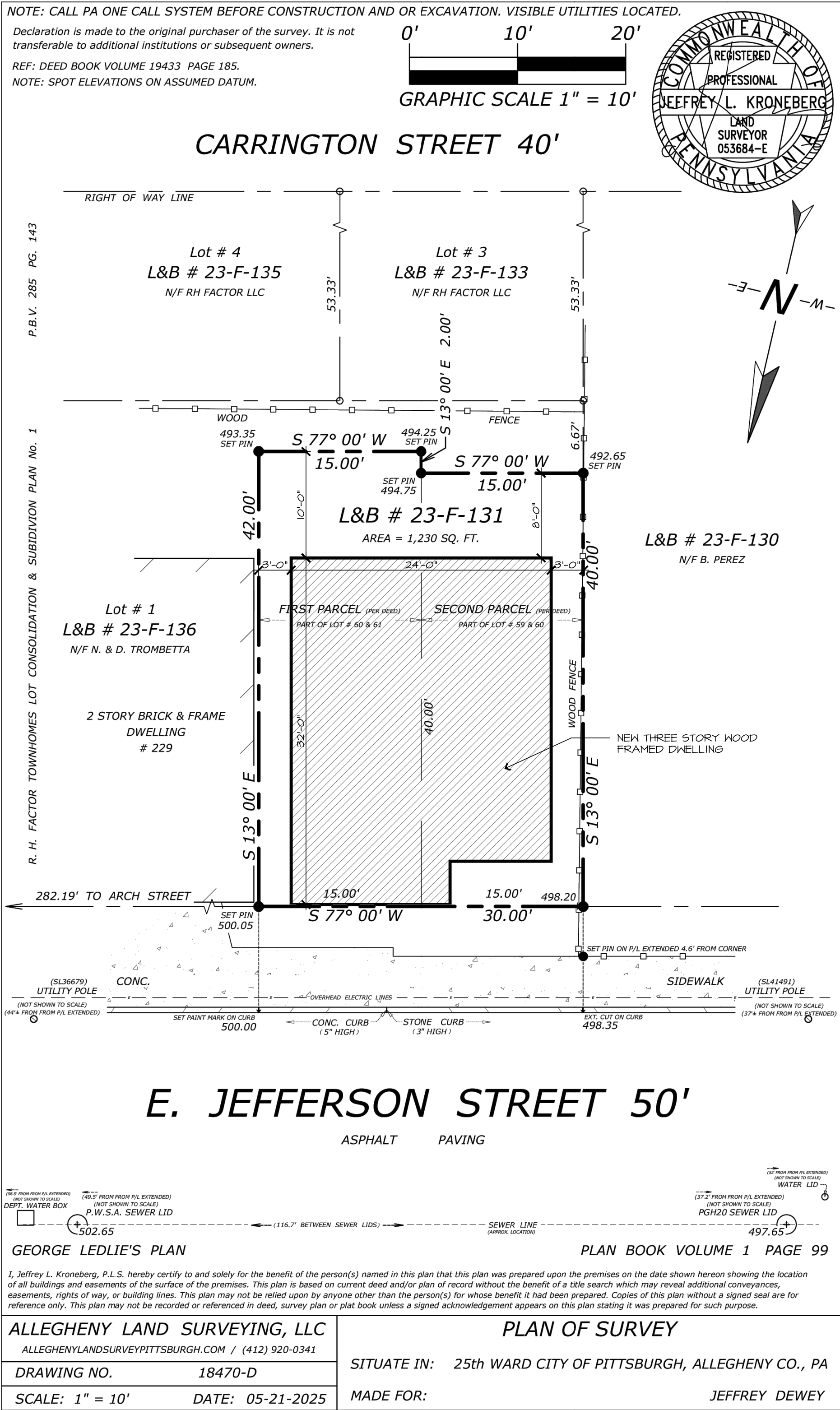
2 AREA MAP  
SCALE: N.T.S.

### Zoning Summary

Zoning District: R1A - VH  
Single Family permitted use.  
Front setback: 5' - Seeking 0' contextual setback  
Rear setback: 15' - Seeking contextual setback to match adjacent property  
Minimum Side Yard: 5' - 3' permitted per section 925.06C.  
Maximum Height: 40' (not to exceed three stories)



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



J. A. McMullan  
Architect

310 Kenney Drive  
Sewickley, Pennsylvania 15143  
(412) 708-6742



Lic. No. 404989

Dewey Residence

235 E. Jefferson Street  
Pittsburgh, PA

Project No. 25-01

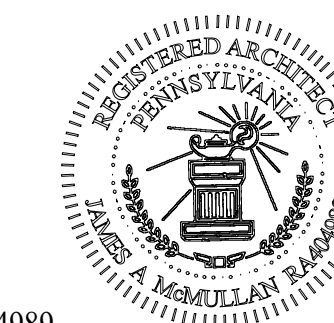
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11/02/2025 ZONING REVIEW  
Date Issued For

Cover Sheet

A1.0

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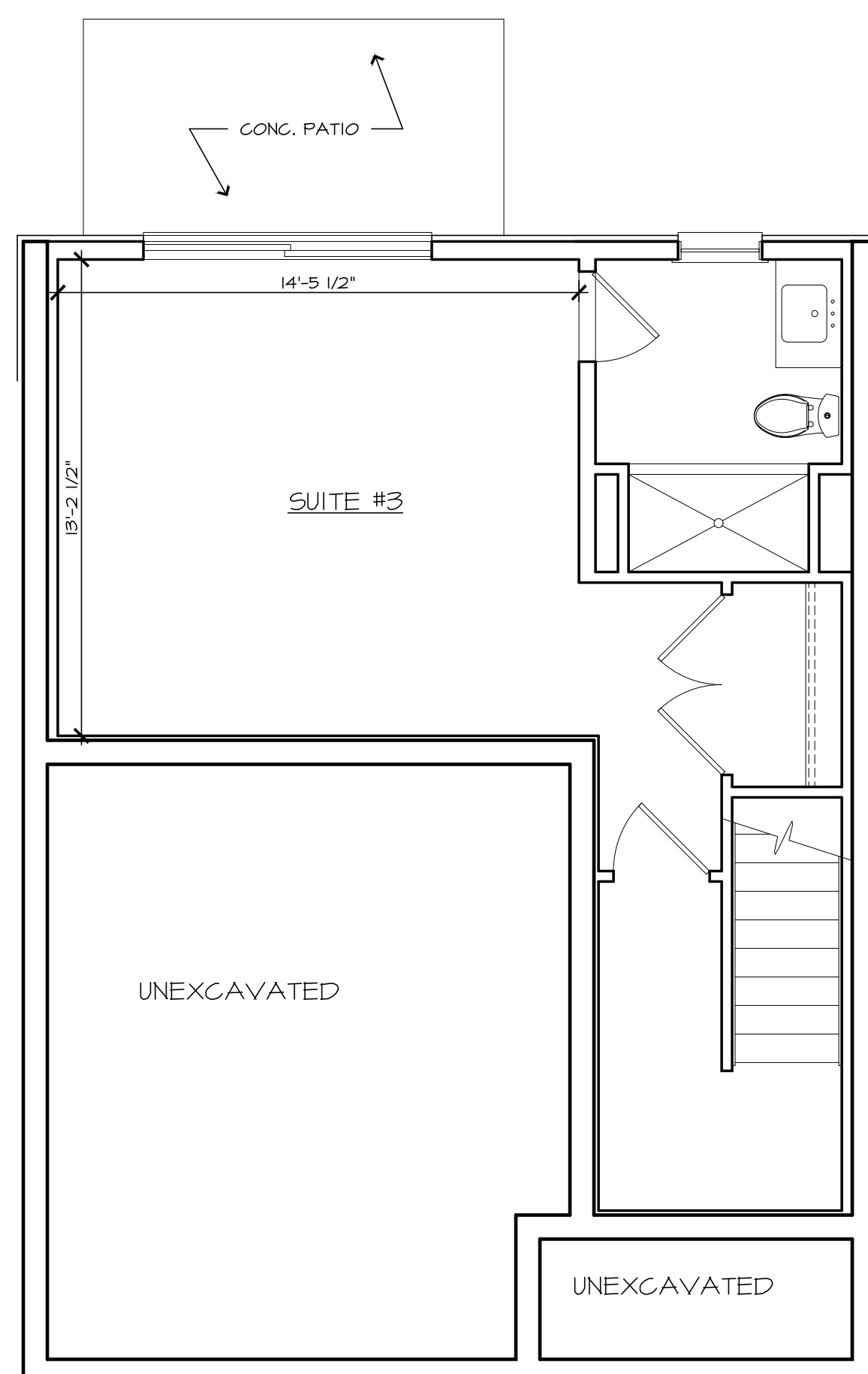
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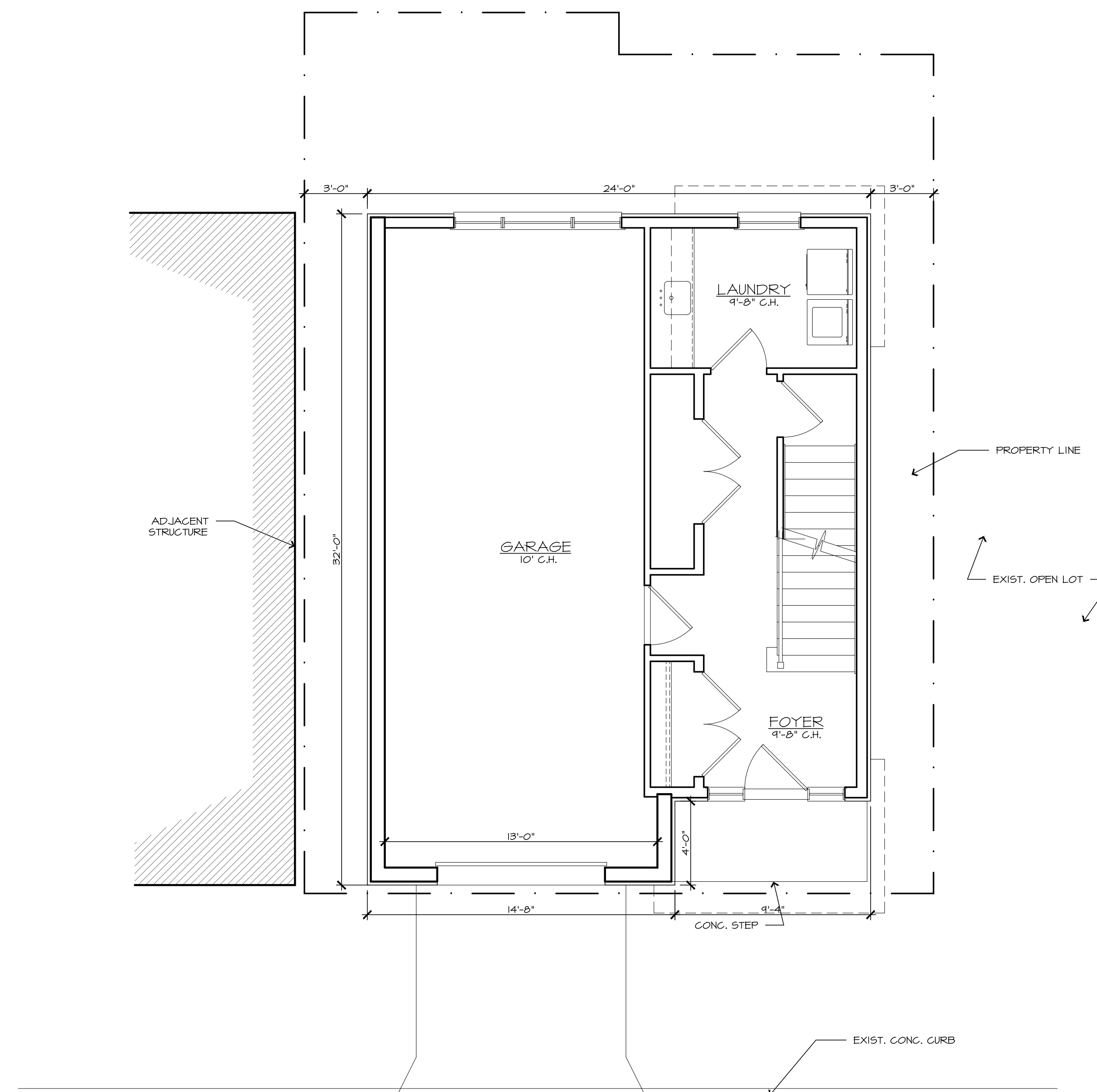
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Basement Plan  
Ground Floor Plan

### A1.1



**1 BASEMENT PLAN**  
SCALE: 1/4" = 1'-0" 400 SQ. FT.

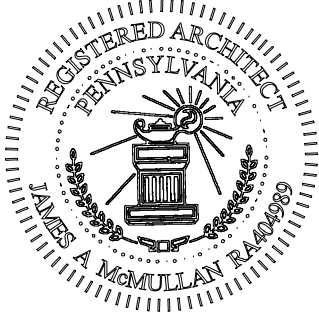


2 GROUND FLOOR  
SCALE: 1/4" = 1'-0" 440 SQ. FT.

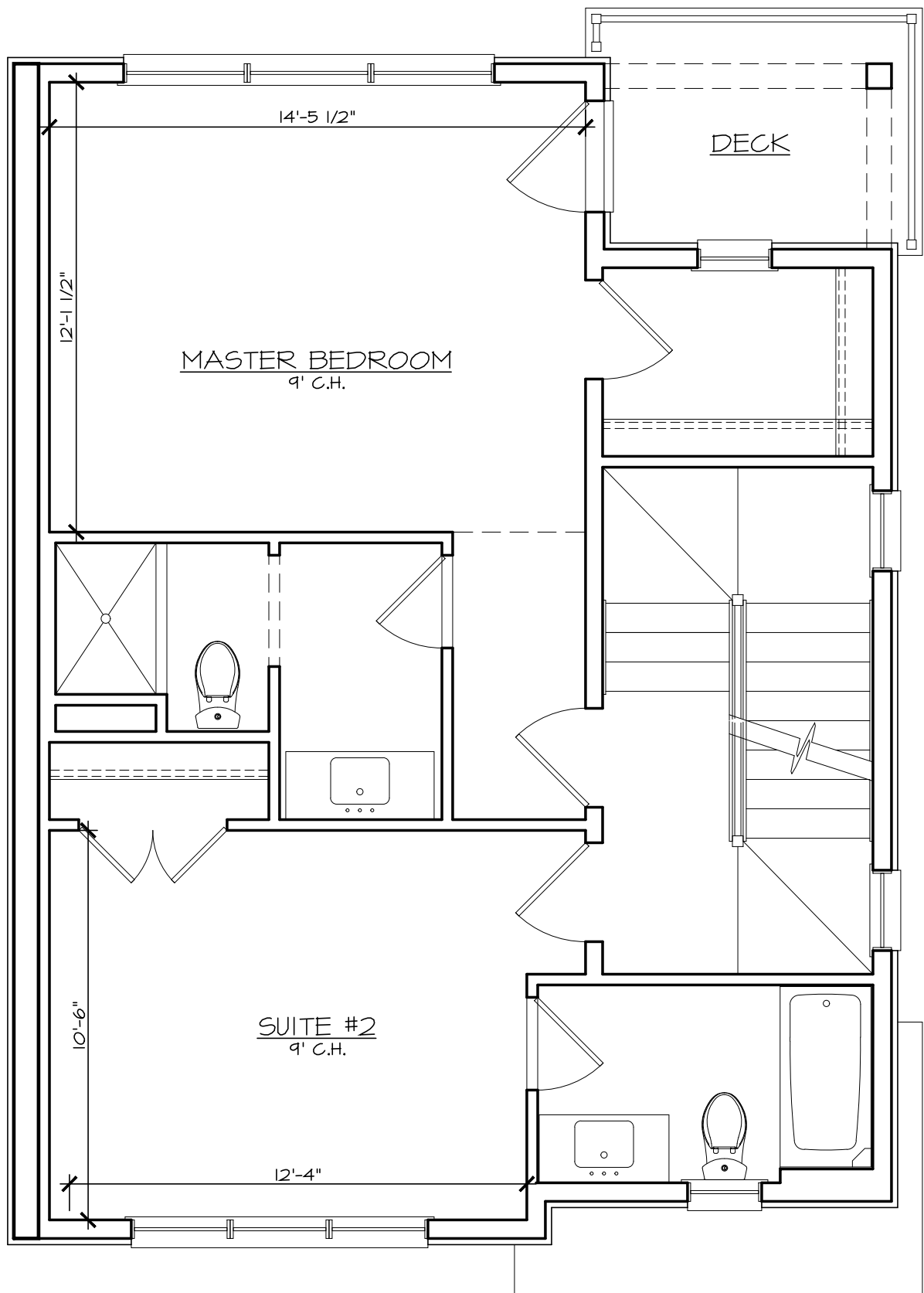


J. A. McMullan  
Architect

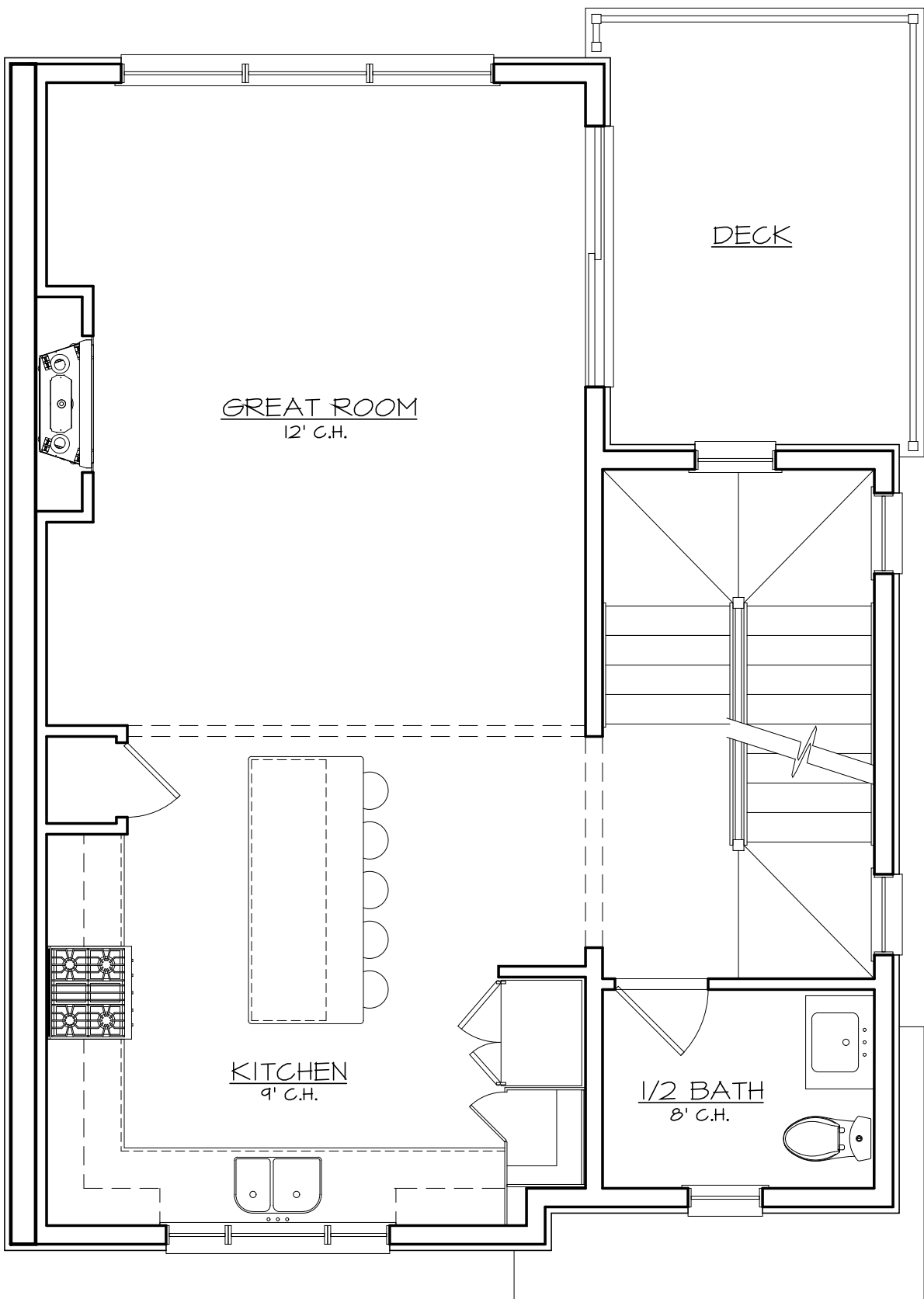
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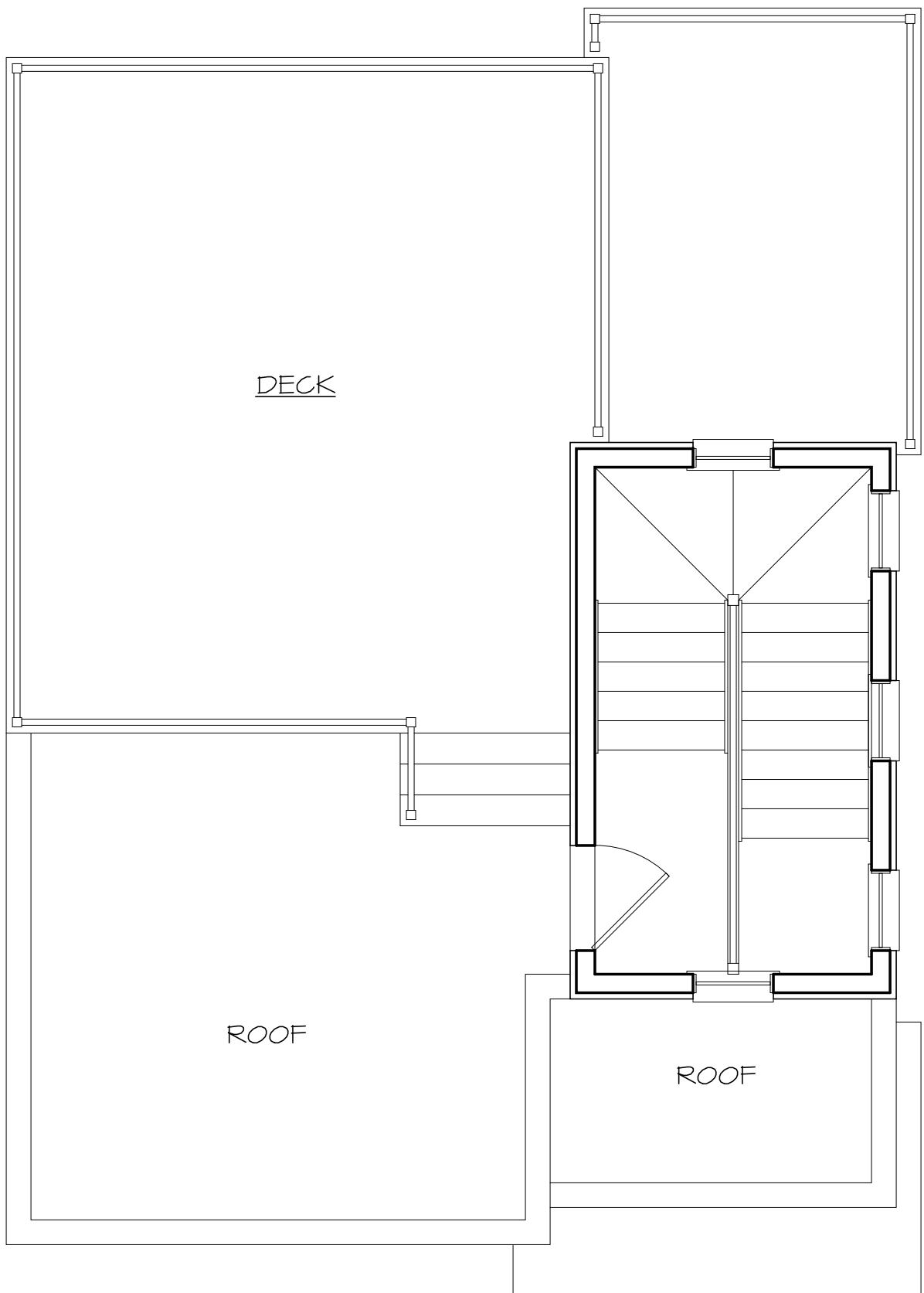
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1 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0" 644 SQ. FT.



2 THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0" 644 SQ. FT.



3 ROOF PLAN  
SCALE: 1/4" = 1'-0"

Dewey Residence

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Date	Issued For

Second, Third  
and Roof Plan