



FOR SALE

Townhouse Development Opportunity! (Lot #3)

Pocusset St, Pittsburgh, PA 15217



Lot #3 Description:

Prime vacant townhouse lot for sale in Squirrel Hill! Zoned for two (2) units. Convenient access to I-376 East and West, PA Turnpike, Downtown Pittsburgh & Shadyside.

Property Highlights:

- .15 Acres
- Zoned R2-L
- Block and Lot # 0087-F-215
- Numerous eateries within walking distance!

Offering Summary

Sale Price:	\$215,000
Lot Size:	0.15 Acres



PRESENTED BY:

PORTER SCOTT

O:412.391.3500 | C:412.720.8279

pscott@penncom.com



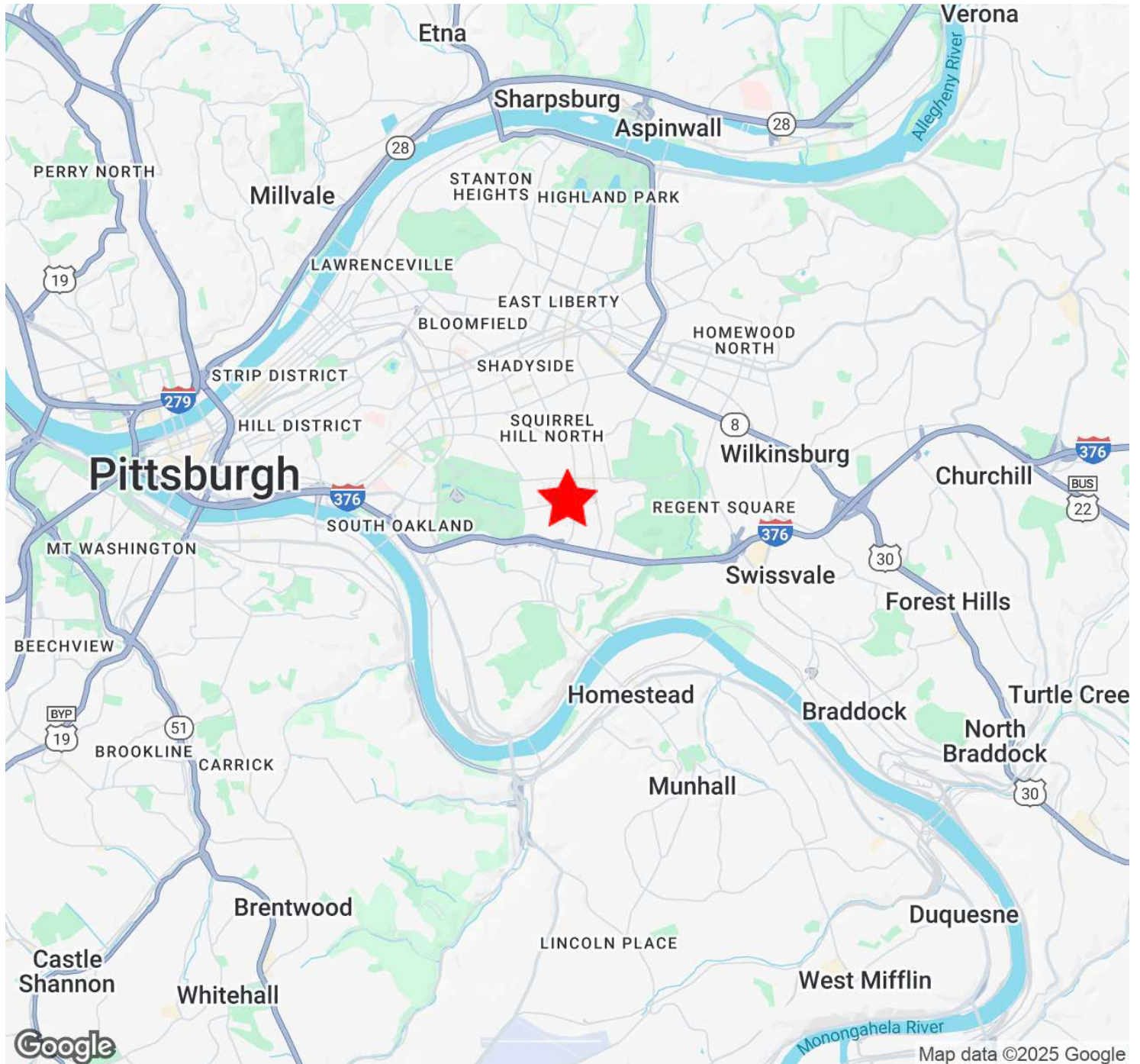
PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.



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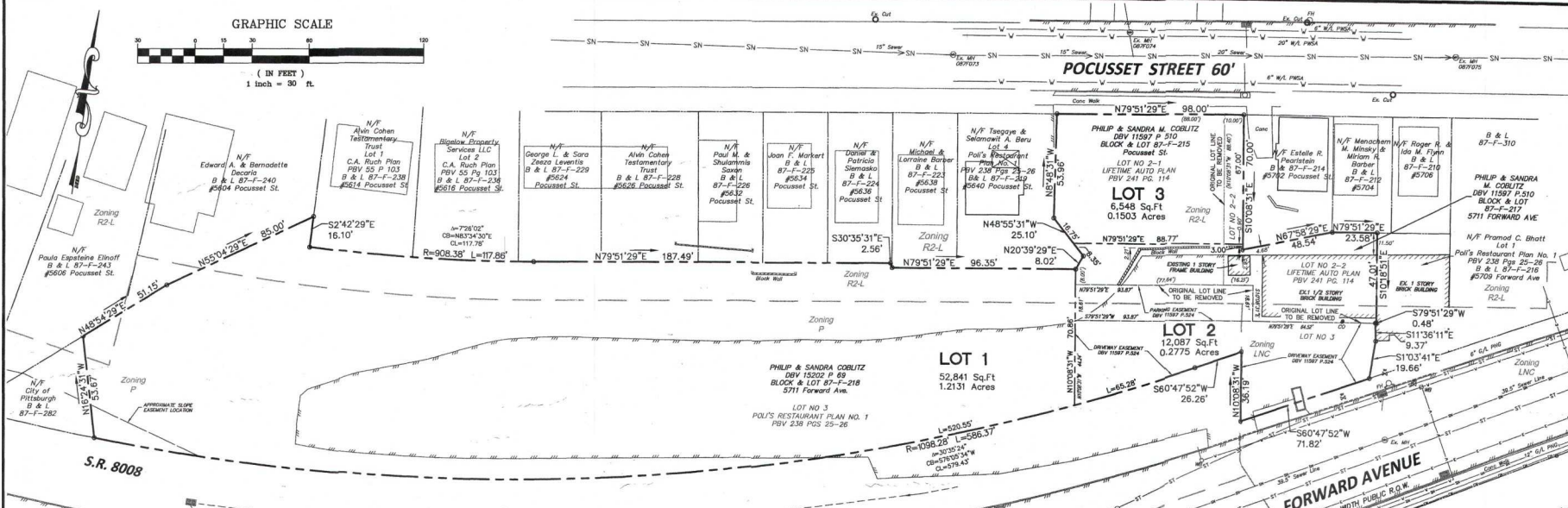
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PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.

910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

PENNCOM.COM



OWNER'S ADOPTION AND DEDICATION

We, Philip Coblitz and Sandra M. Coblitz (aka Sandra Coblitz), owners of the land shown on the Coblitz Plan of Lots, hereby adopted this plan as our plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to City of Pittsburgh. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this We set our hand and seal this 21st day of August 2021.

Attest:

Notary Public

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Philip Coblitz and Sandra M. Coblitz (aka Sandra Coblitz), and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and Notarial seal this 21st day of August 2021.

My commission expires the 21st day of October 2023.

Notary Public

CERTIFICATION OF TITLE

We hereby certify that the title to the property contained in the Coblitz Plan of Lots is in the name of Philip Coblitz and Sandra M. Coblitz and is recorded in Deed Book Volume 11597, Page 610. We further certify that there are no mortgages, liens, or other encumbrance against these properties.

Witness

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We hereby certify that the title to the property contained in the Coblitz Plan of Lots is in the name of Philip Coblitz and Sandra Coblitz, and is recorded in Deed Book Volume 11597, Page 610. We further certify that there are no mortgages, liens, or other encumbrance against these properties.

Witness

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We, the undersigned, hereby certify that we understand the following:
1. That recording a plan does not transfer title of property between landowners.
2. That a deed must be recorded in order to transfer the title of property from one landowner to another landowner.
3. That the plan and deed must be recorded in the same year in order for the revaluation of the property to be completed and tax bills to be adjusted accordingly by the following year.

Witness

Witness

AREA CHART - EXISTING PROPERTY

Block & Lot 87-F-215 (Lot 2-1) 7,515 Sq. Ft. or 0.1725 Acres
Block & Lot 87-F-217 (Lot 2-2) 3,875 Sq. Ft. or 0.0890 Acres
Block & Lot 87-F-218 (Lot 3) 60,086 Sq. Ft. or 1.3794 Acres

Total: 71,476 Sq.Ft. or 1.6409 Acres

AREA CHART - PROPOSED PROPERTY

Lot 1 52,841 Sq. Ft. or 1.2131 Acres
Lot 2 12,087 Sq. Ft. or 0.2775 Acres
Lot 3 6,548 Sq. Ft. or 0.1503 Acres

Total: 71,476 Sq.Ft. or 1.6409 Acres

SURVEYOR CERTIFICATION

I certify that, to the best of my information, knowledge and belief the survey and plan shown here on are correct and accurate to the standards required.

7 June 2021

Date

MARK B. SCHMIDT - REG. NO. SU-036950-E

DEPARTMENT OF REAL ESTATE

Recorded in the Office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania,
In Plan Book Volume 310, Page(s) 46

Given under my hand and seal this 9 day of August 2021

Department of Real Estate

NOTES:

1. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN MODERNIZED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

2. THIS PLAN REPRESENTS A LOT LINE REVISION TO LOT 3 IN THE POLI'S RESTAURANT PLAN No.1, AS RECORDED IN THE DEPARTMENT OF REAL ESTATE COUNTY IN PLAN BOOK VOLUME 238 PAGES 25-26 AND LOTS 2-1 AND 2-2 IN THE LIFETIME AUTO PLAN OF LOTS, AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY IN PLAN BOOK VOLUME 241 PAGE 114. TAX PARCELS INCLUDED IN THIS REVISED PLAN ARE BLOCK & LOTS 87-F-215, 87-F-217, AND 87-F-218.

3. CITY OF PITTSBURGH ONESTOP APPLICATION No. DCP-LOT-2021-00840

ZONING = R2-L: TWO UNIT RESIDENTIAL (LOW DENSITY)

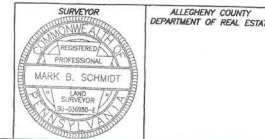
MINIMUM LOT SIZE = 6,000 SQ.FT.
MINIMUM LOT SIZE PER UNIT = 3,000 SQ.FT.
MINIMUM FRONT SETBACK = 30 FEET
MINIMUM REAR SETBACK = 30 FEET
MINIMUM EXTERIOR SIDEYARD SETBACK = 30 FEET
MINIMUM INTERIOR SIDEYARD SETBACK = 5 FEET
MAXIMUM HEIGHT = 40 FEET (NOT TO EXCEED 3 STORIES)

ZONING = LNC: LOCAL NEIGHBORHOOD COMMERCIAL

MINIMUM LOT SIZE = 0 SQ.FT.
MAXIMUM FLOOR AREA RATIO = 2:1
MAXIMUM LOT COVERAGE = 80%
MINIMUM FRONT SETBACK = NONE REQ'D.
MINIMUM REAR SETBACK = 20 FEET when not adjacent to a way
MINIMUM EXTERIOR SIDEYARD SETBACK = NONE REQ'D.
MINIMUM INTERIOR SIDEYARD SETBACK = NONE REQ'D.
MAXIMUM HEIGHT = 45 FEET (NOT TO EXCEED 3 STORIES)

ZONING = P: PARKS

MINIMUM LOT SIZE = 3,200 SQ.FT.
MAXIMUM FLOOR AREA RATIO = 1:1
MINIMUM FRONT SETBACK = 30 FEET
MINIMUM REAR SETBACK = 20 FEET
MINIMUM EXTERIOR SIDEYARD SETBACK = 20 FEET
MINIMUM INTERIOR SIDEYARD SETBACK = 5 FEET
MAXIMUM HEIGHT = 40 FEET (NOT TO EXCEED 3 STORIES)



ENGINEERING LAND SURVEYORS
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Vauxhall, PA 16078
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE USED:	PROJECT STATES:
05-03-2021	FINAL
05-03-2021	REVISION
05-03-2021	REVISION
05-03-2021	REVISION
05-03-2021	REVISION
05-03-2021	REVISION
05-03-2021	REVISION
05-03-2021	REVISION
05-03-2021	REVISION
05-03-2021	REVISION



PROJECT TITLE:
**COBLITZ PLAN OF LOTS
LOT LINE REVISION PLAN**
14th Ward, City of Pittsburgh, Allegheny County, PA

CLIENT NAME & ADDRESS:
Philip & Sandra M. Coblitz
4 Willow Farm Lane, Pgh, PA 15238

PROJECT LOCATION:
Forward Ave & Pgh PA 15217
The Pghs ST-22-15, ST-217, & 87-F-218

DRAWN BY:
RAB

CHECKED BY:
MBS

CAD FILE:
21-13577.dwg

HORIZ. SCALE:
1"=30'

SHEET:
OF

PROJECT:
LLR

13577