



Text File

Introduced: 2/3/2009

Bill No: 2009-1081, **Version:** 1

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Presented by Mr. Burgess

Ordinance amending the Pittsburgh Zoning Code, Title Nine, Article One, Chapter 902 Section 902.03, Zoning District Maps Nos. 5 and 6 by changing various zoning district classifications in the Perry North neighborhood in accord with Map Pittsburgh: Zoning for your Neighborhood, the city's zoning re-mapping project relative to the city's new Urban Zoning Code.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. Section 902.03, Zoning District Maps Nos. 5 and 6 of the Pittsburgh Code is hereby amended so as to change the following zoning district classifications. Throughout this ordinance, map, block and lot numbers are used to identify properties; in all cases they are derived from the Allegheny County Block and Lot System and will be represented in the standard format of map number - block number - lot number.

1. From R1D-L, Residential Single-Family Detached Low Density, to P, Parks, certain property along Grizella Street known as Parcel #162-M-244; along Kirsch Avenue known as Parcel #162-M-278; and along Garvin Street known as Parcel #162-S-90, 162-S-92, 162-S-75, 162-S-79, 162-S-81, 162-S-84, 162-S-86, 162-S-88, and 162-S-94.
2. From R1D-L, Residential Single-Family Detached Low Density, to H, Hillside, certain property along McKnight Road known as Parcel #163-J-140; along Chase Avenue known as Parcel #163-J-300; along Montana Street known as Parcel #163-J-219, 163-N-15, and 163-N-94; along Rutland Street known as Parcel #163-N-137, 163-N-140, 163-N-142, 163-N-150, 163-N-158, and 163-N-256; along Radium Street known as Parcel #163-N-254, along Ivory Avenue known as Parcel #162-H-197, 162-M-325, 163-E-5, 163-E-8, 163-E-12, and along Nelson Run Road known as 163-J-130.
3. From R1D-L, Residential Single-Family Detached Low Density, to R1D-M, Residential Single-Family Detached Moderate Density, certain property along Marshall Road known as Parcel #77-E-2, 77-E-5, 77-E-7, 77-E-10, 77-E-13, 77-E-16, 77-E-31, 77-E-34, 77-E-37, 77-J-251, 77-J-252, 77-J-254, 77-J-256, 77-J-258, 77-J-259, 77-J-260, 77-J-261, 77-J-262, 77-J-263, 77-J-265, 77-J-266, 77-J-268, 77-J-268-1, 77-J-270, 77-J-274, 77-J-280, 77-J-281, 77-J-286, and 77-E-53; certain property along Norwood Avenue known as Parcel #77-E-40, 77-E-42, 77-E-44, 77-E-52, 77-E-57, 77-E-58, 77-J-118, 77-J-148, 77-J-150, 77-J-152, 77-J-154, 77-J-156, 77-J-160, 77-J-162, 77-J-164, 77-J-166, 77-J-168, 77-J-170, 77-J-176, 77-J-182, 77-J-219, 77-J-221, 77-J-224, 77-J-226, 77-J-230, and 77-J-233; and all property known as Bonvue Street, Harrow Way, Carnation Way, Forest Hill Road, Oak Park Road, and Mount

Allister Road .

4. From R1D-L, Residential Single-Family Detached Low Density, to LNC, Local Neighborhood Commercial, certain property along Perrysville Avenue known as Parcel #115-C-281.

5. From R2-L, Residential Two-Unit Low Density, to R1D-L, Residential Single-Family Detached Low Density, certain property along Perrysville Avenue known as Parcel #116-N-58, 116-N-60, 116-N-62, 116-N-67, 116-N-69, 116-N-71, 116-N-73, 116-N-75, 116-N-77, 116-N-79, 116-N-81, 116-N-82, 116-N-84, 116-N-87, 116-N-89, 77-A-64, 77-A-65, 77-A-67, 77-A-69, 77-A-71, 77-A-73, 77-A-78, 77-A-83, 77-A-86, 77-A-88, 77-A-89, 77-A-94, 77-A-96, 77-A-114, 77-A-116, 77-A-118, 77-B-65, 77-B-66, 77-B-68, 77-F-16, 77-F-19, 77-F-2, 77-F-6, 77-F-10, 77-F-13, 115-H-217, 115-H-219, 115-H-220, 115-H-221, 115-H-223, 115-M-82, 115-M-86, 115-M-88, 115-M-94, 115-M-97, 115-M-101, 115-M-105, 115-M-108, 115-M-112, 115-M-116, 115-M-120, 115-S-50, 116-J-37, 116-J-40, 116-J-44, 116-J-141, 116-J-143, 116-J-145, 116-J-147, 116-J-148, 116-J-153, 116-J-228, 116-J-229, 116-J-230, 116-J-231, 116-J-232, 116-J-233, 116-J-234, 116-J-235, 116-J-236, 116-J-237, 116-J-238, 116-J-239, 116-J-240, 116-J-242, 116-J-244, 116-J-246, 116-J-248, 116-J-250, 162-L-2, 162-L-4, 162-L-6, 162-M-52, 162-M-54, 162-M-55, 162-M-58, 162-M-60, 162-M-62, 162-M-64, 162-M-66, 162-M-68, 162-R-19, 162-R-21, 162-R-22, 162-R-24, 162-R-25, 162-R-26, and 162-R-28; along Watson Boulevard known as Parcel #116-P-107, 116-P-109, 116-P-114, 116-P-163, 116-P-165, 116-P-168, 116-P-170, 116-P-175, 116-P-177, 116-P-179, 116-P-181, 116-P-185, 116-P-188, 116-P-190, 77-B-138, 77-B-139, 77-B-129, 77-B-131, 77-B-133, 77-B-135, 77-B-137, 77-B-141, 77-B-143, 77-B-145, 77-B-147, 77-B-148, 77-B-158, 77-B-160, 77-B-164, 77-B-166, 77-F-110, 77-F-112, 77-F-114, 77-F-116, 77-F-118, 77-F-121, 77-F-123, 77-F-125, 77-F-127, 77-F-129, 77-F-131, 77-F-133, 77-F-135, 77-F-137, 77-F-139, 77-F-141, 77-F-143, 77-F-148, 77-F-151, 77-F-154, 77-F-157, 77-F-160, 77-F-164, and 77-F-168; along Viola Street known as Parcel #77-F-68, 77-F-253, 77-F-254, and 77-K-24; along Tretow Street known as Parcel #77-F-217, 77-F-218, and 77-F-219; along Bothwell Street known as Parcel #77-F-221, 77-F-222, 77-F-223, 77-F-224, 77-F-225, 77-F-226, 77-F-227, 77-F-229, 77-F-230, 77-F-270, 77-F-272, 77-F-276, 77-F-278, and 77-F-284; along Semicir Street known as Parcel #115-H-233; along Dunlap Street known as Parcel #116-J-47 and 116-J-49; along Wabana Street known as Parcel #115-B-46, 115-B-50, 115-B-52, 115-B-63, 115-B-66, 115-B-68, 115-B-70, 115-C-2, 115-C-4, 162-R-127, 162-R-129, 162-R-136, 162-R-187, 162-R-188, 162-R-189, 162-R-190, 162-R-193, 162-R-199, 162-R-200, and 162-R-201; along Maline Street known as Parcel #115-B-57, 115-C-34, 115-C-37, 115-C-6, 115-C-9, 115-C-11, 115-C-87, 115-C-91, 115-C-93, 115-C-94, and 115-C-96; along Richards Street known as Parcel #115-B-77 and 115-C-134; along Dornestic Street known as Parcel #115-B-131, 115-B-132, 115-B-133, and 115-B-134; along Vinceton Street known as Parcel #115-C-63, 115-C-64, 115-C-65, 115-C-66, 115-C-68, 115-C-70, 115-C-72, 115-C-74, 115-C-76, 115-C-78, 115-C-80, 115-C-82, 115-C-84, 115-C-144, 115-C-146, 115-C-147, 115-C-148, 115-C-149, 115-C-150, 115-C-151, 115-C-152, 115-G-10, 115-G-13, 115-G-15-A, 115-G-17, 162-R-170, 162-R-171, 162-R-172, 162-R-175, 162-R-179, 162-R-181, 162-R-182, 162-R-183, 162-R-208, and 115-C-25; along Menlo Street known as Parcel #115-C-138, 115-C-139, 115-C-140, 115-C-141, 115-C-142, 115-G-3, 115-G-6, 115-G-7, 115-G-8, and 115-G-15; along Bascom Avenue known as Parcel #162-K-354, 162-K-355, 162-K-42, 162-K-45, 162-K-49, 162-K-51, 162-K-54, 162-K-55, 162-K-57, 162-K-61, 162-K-64, 162-K-68, 162-K-70, 162-K-72, 162-K-75, 162-K-77,

Committee: Committee on Land Use and Economic Development

Status: Passed Finally

162-K-202, 162-K-204, 162-K-208, 162-K-210, 162-K-211, 162-K-212, 162-K-242, 162-K-244, 162-K-246, 162-K-250, 162-K-252, 162-K-254, 162-K-346, 162-K-348, 162-K-350, 162-K-352, 162-K-356, 162-K-360, 162-K-364, 162-K-366, 162-K-368, 162-L-36, 162-L-39, 162-L-41, 162-L-43, 162-R-35, 162-R-36, 162-R-37, 162-R-38, 162-R-39, 162-R-40, 162-R-41, 162-R-42, 162-R-43, 162-R-44, 162-R-45, 162-R-46, 162-R-54, 162-R-55, 162-R-57, 162-R-58, 162-R-60, 162-R-61, 162-R-62, 162-R-63, 162-R-64, 162-R-65, 162-R-149, 162-R-152, 162-R-154, 162-R-156, 162-R-159, 162-R-162, and 162-R-166; along Benton Avenue known as Parcel #162-K-200 and 162-K-205; along Grandview Avenue known as Parcel #162-K-262; and all property known as Riverview Avenue, Portola Street, Orleans Street, Delaware Street; Perryview Avenue, Jacks Run Road, and Stillwell Street.

6. From R2-L, Residential Two-Unit Low Density, to R1D-M, Residential Single-Family Detached Moderate Density, all property along the north side of Baytree Street from Bijou Way to Evergreen Road; along the south side of Baytree Street from Parcel #115-H-7 east to Parcel #116-F-45; along Bonvue Street known as Parcel #116-A-269 and 116-A-289; along Cherryfield Street known as Parcel #116-J-157; along the entirety of Defoe Street; along Duey Street known as Parcel #163-P-7; along the north side of Dunlap Street from Parcel #116-J-51 east to Parcel #116-K-342; along the south side of Dunlap Street from Dunfield Way east to Parcel #116-J-114; along the north side of East Street from Parcel #115-H-18 east to Parcel #116-F-84; along the south side of East Street from Parcel #116-E-209 east to Gould Avenue; along Evergreen Road from Baytree Street north to Parcel #163-N-40; along Gould Avenue known as Parcel #116-E-219; along the entirety of Hemphill Street; along the north side of Marshall Avenue from the neighborhood boundary with Perry South east to Perrysville Avenue; along Milroy Street known as Parcel #77-K-1; along the west side of Perrysville Avenue from the neighborhood boundary with Perry South north to Parcel #77-E-105 and from Semicir Street north to Mairdale Street; along the east side of Perrysville Avenue from the neighborhood boundary with Perry South north to Watson Boulevard and from Richey Avenue north to Parcel #115-H-41; along Portman Street known as Parcel #115-G-43 and 115-G-45; along Richards Street known as Parcel #115-G-48; along the north side of Richey Avenue from Perrysville Avenue east to Parcel #116-E-318; along the south side of Richey Avenue from Parcel #116-J-33 east to Ruggles Street; along Ruggles Street from Richey Avenue to Dunlap Street; along Rutland Street known as Parcel #163-N-206; along the north side of Semicir Street from Perrysville Avenue west to Hemphill Street; along the south side of Semicir Street from Parcel #115-H-234 west to Parcel #115-H-296; along Venture Street known as Parcel #116-J-285, 116-J-286, 116-J-289, 116-J-290, 116-J-294, 116-J-295, 116-J-297, 116-J-299, 116-J-301, 116-J-303, 116-J-326, 116-J-327, 116-J-329, 116-J-330, 116-J-331, 116-J-332, 116-J-333, 116-J-336, 116-J-376, 116-K-247, 116-K-247-A, 116-K-248, 116-K-249, 116-K-251, 116-K-253, 116-K-255, 116-K-256, 116-K-257, 116-K-258, 116-K-258-A, and 116-K-258-B; along the east side of Vinceton Street from Richards Street north to Parcel #162-R-214; along the west side of Viola Street from Milroy Street north to Watson Boulevard; along the north side of Watson Boulevard known as Parcel #116-J-377, 116-J-380, and 116-J-382; and along the south side of Watson Boulevard from Perrysville Avenue east to Viola Street and from Perrysville Avenue east to Parcel #116-P-160.
7. From R2-L, Residential Two-Unit Low Density, to H, Hillside, certain property along Catoctin Street known as Parcel #77-B-324; along Dornestic Street known as Parcel #115-B-1, 115-B-6, 115-B-27, 115

-B-32, 115-B-35, 115-B-151, 115-B-156, 115-B-157, 115-B-159, 162-P-105, and 162-P-145; along Dunlap Street known as Parcel #116-K-320, 116-K-322, and 116-K-344; along Evergreen Road known as Parcel #163-N-52 and 163-N-60; along Glenside Street known as Parcel #162-P-149, 162-P-150, 162-P-152, and 162-P-153; along Montview Street known as Parcel #115-B-3, 115-B-4, 115-B-5, 115-B-24, 162-P-84, 162-P-85, 162-P-86, 162-P-87, 162-P-89, 162-R-90, 162-P-97, 162-P-98, 162-P-99, 162-P-100, 162-P-103, 162-P-104, 162-P-106, and 162-P-107; and along Venture Street known as Parcel #116-K-95.

8. From R2-L, Residential Two-Unit Low Density, to P, Parks, certain property along Bascom Avenue known as Parcel #162-K-39, 162-K-40, 162-K-41, 162-P-2, 162-P-3, 162-P-4, 162-R-52, and 162-R-53; along Bollman Avenue known as Parcel #76-L-26; along Dornestic Street known as Parcel #115-B-71, 115-B-118, 115-B-128, 115-B-130, 115-B-136, 115-B-137, 115-B-138, 115-B-146, 115-C-97, and 115-C-103; along Glenside Street known as Parcel #162-K-14, 162-K-16, 162-K-19, 162-K-20, 162-K-21, 162-P-37, 162-P-40, 162-P-43, 162-P-49, 162-P-51, 162-P-52, 162-P-54, 162-P-57, 162-P-58, 162-P-60, 162-P-61, 162-P-62, 162-P-65, 162-P-69, 162-P-70, 162-P-155, 162-P-175, 162-P-177, 162-P-178, 162-P-179, 162-P-181, 162-P-182, 162-P-183, 162-P-184, 162-P-232, 162-P-233, 162-P-234, 162-R-81, 162-R-84, 162-R-85, and 162-R-87; along Maline Street known as Parcel #115-C-99 and 115-C-101; along Montview Street known as Parcel #115-B-9, 115-B-11, 115-B-12, 115-B-13, 115-B-16, 115-B-18, 115-B-19, 115-B-20, 162-P-73, 162-P-74, 162-P-75, and 162-P-77; along Perrysville Avenue known as Parcel #115-D-315, 115-D-316, 115-D-317, 115-D-318, 115-D-319, and 115-H-269; along Portman Street known as Parcel #115-G-40 and 115-G-41; along Roosevelt Avenue known as Parcel #162-R-118, 162-R-119, 162-R-121, 162-R-139, 162-R-141, 162-R-142, 162-R-143, 162-R-144, 162-R-145, and 162-R-148; along Semicir Street known as Parcel #115-H-131 and 115-H-135; along Stolz Street known as Parcel #115-B-120, 115-B-121, 115-B-122, 115-B-123, and 115-B-125; and along Wabana Street known as Parcel #115-B-37, 115-B-38, 115-B-39, 115-B-48, 115-B-54, and 115-B-65.
9. From P, Parks, to H, Hillside, certain property along Milroy Street known as Parcel #77-K-30, 77-K-32, 77-K-33, 77-K-34, 77-K-35, 77-K-85, and 77-K-97; along Watson Boulevard known as Parcel #116-K-3, 116-K-5, 116-K-7, 116-K-11, 116-P-206, 116-P-209, 116-P-211, 116-P-219, 116-P-221, 116-P-230, 77-B-204, 77-B-197, 77-B-199, 77-B-253, 77-B-255, 77-B-263, 77-F-176, and 77-F-179; along Venture Street known as Parcel #116-K-32 and 116-K-71; along Oklahoma Street known as Parcel #116-K-38, 116-K-39, and 116-K-41; along Talco Street known as Parcel #116-P-242, 116-P-247, 77-B-174, 77-B-176, 77-B-178, and 77-B-182; along Newhart Street known as Parcel #116-P-246, 77-B-170, and 77-B-172; along Catocin Street known as Parcel #77-B-351, 77-B-352, and 77-B-353; along Hyperion Street known as Parcel #77-B-352 and 77-F-353; along Tretow Street known as Parcel #77-F-203 and 77-F-206; along Richey Avenue known as Parcel #116-E-323; along Ruggles Street known as Parcel #116-F-112; along Dunlap Street known as Parcel #116-J-91, 116-J-93, 116-J-95, 116-J-99, 116-J-103, 116-J-104, 116-J-105, 116-J-106, 116-K-323, and 116-K-329; along Cherryfield Street known as Parcel #116-J-175, 116-J-177, 116-J-178, 116-J-180, 116-J-188, 116-K-264, 116-K-293, and 116-K-310; along Staver Street known as Parcel #116-A-30, 116-A-32, 116-A-34, 116-A-36, 116-A-42, 116-A-44, 116-A-46, 116-A-52, and 116-B-2; along Waldorf Street known as Parcel #116-A-41; along Dewey Avenue known as Parcel #116-B-15, 116-B-16, 116-B-17, 116-B-19, 116-B-22, 116-B-24, 116-B-25, 116-B-29,

116-B-32, 116-F-2, 116-F-8, and 116-F-9; along Rutland Street known as Parcel #163-N-241, 163-N-252, 163-N-217, and 163-N-235; along Dalton Avenue known as Parcel #115-B-217, 115-B-220, 115-B-221, 115-B-224, and 115-B-227; along Oakdale Street known as Parcel #115-B-222, 115-B-229, 115-B-230, 115-B-232, 115-B-234, 115-B-236, 115-B-238, 115-B-240, 115-B-241, 115-B-242, 115-B-245, 115-B-249, 115-B-252, 162-P-269, and 162-P-270; and along Grizella Street known as Parcel #162-S-205 .

10. From P, Parks, to R1D-L, Residential Single-Family Detached Low Density, certain property along Watson Boulevard known as Parcel #116-P-193, 116-P-195, 116-P-201, 116-P-204, 116-P-223, 116-P-224, 116-P-224-A, 116-P-225, 116-P-225-A, 116-P-226, 116-P-228, 77-B-205, 77-B-169, 77-B-187, 77-B-189, 77-B-190, 77-B-191, 77-B-192, 77-B-193, 77-B-193-A, 77-B-193-B, 77-B-194, 77-B-195, 77-B-206, 77-B-209, 77-B-210, 77-B-212, 77-B-213, 77-B-214, 77-B-214-A, 77-B-217, 77-B-218, and 77-F-187; along Tretow Street known as Parcel #77-F-189, 77-F-190, 77-F-191, 77-F-192, 77-F-193, 77-F-194, 77-F-196, 77-F-198, 77-F-200, 77-F-207, 77-F-211, and 77-F-213; along Viola Street known as Parcel #77-F-244, 77-F-246, 77-F-248, 77-F-249, 77-F-250, 77-F-251, and 77-F-252; along Bothwell Street known as Parcel #77-F-256, 77-F-261, 77-F-264, 77-K-43, 77-K-45, and 77-K-53; along Milroy Street known as Parcel #77-K-42, 77-K-69, 77-K-76, 77-K-78, 77-K-80, 77-K-81, 77-K-82, and 77-K-84; along Grizella Street known as Parcel #162-M-290 and 162-M-294; along Heisel Street known as Parcel #115-B-177; and along Benton Avenue known as Parcel #162-K-370.
11. From P, Parks, to R1D-M, Residential Single-Family Detached Moderate Density, certain property along Venture Street known as Parcel #116-J-306, 116-J-307, 116-J-308, 116-J-309, 116-J-310, 116-J-311, 116-J-313, 116-J-315, 116-J-318, 116-J-319, 116-J-320, 116-J-321, 116-J-323, 116-J-324, 116-K-25, 116-K-27, 116-K-29, 116-K-30, 116-K-31, 116-K-259, 116-J-268, 116-J-271, 116-J-272, 116-J-273, 116-J-274, 116-J-275, 116-J-276, 116-J-277, 116-J-279, 116-J-281, 116-J-283, 116-J-284, and 116-E-224; along Watson Boulevard known as Parcel #116-J-384, 116-J-386, 116-J-391, 116-J-392, and 116-K-1; along Perrysville Avenue known as Parcel #115-H-41, 115-H-43, and 115-H-45; along East Street known as Parcel #116-E-160, 116-E-164, 116-E-169, 116-E-174, 116-E-176, 116-E-178, 116-E-180, 116-E-182, 116-E-184, 116-E-186, 116-E-188, 116-E-190, 116-E-191, 116-E-192, 116-E-194, 116-E-196, 116-E-198, 116-E-206, and 116-E-209; along Gould Avenue known as Parcel #116-E-189, 116-E-222, 116-E-223, 116-E-225, 116-E-226, 116-E-240, 116-E-242, 116-E-244, 116-E-246, 116-E-250, 116-E-253, 116-E-255, 116-E-258, 116-E-261, 116-E-262, 116-E-265, 116-E-266, 116-E-268, and 116-E-278; along Richey Avenue known as Parcel #116-E-295, 116-E-297, 116-E-299, 116-E-309, 116-E-319, and 116-E-321; along Dunlap Street known as Parcel #116-J-108, 116-J-109, 116-J-111, and 116-J-113; along Dewey Avenue known as Parcel #116-A-1, 116-B-44, 116-B-48, 116-B-54, and 163-P-1; along Bonvue Street known as Parcel #116-A-152; along Rutland Street known as Parcel #163-N-215; along Evergreen Road known as Parcel #163-P-24; along Semicir Street known as Parcel #115-H-310, 115-H-311, 115-H-234, 115-H-235, 115-H-239, 115-H-296, 115-H-298, 115-H-303, 115-H-305, 115-H-309, 115-H-312, 115-H-314, 115-H-319, 115-H-320, 115-H-321, 115-H-323, 115-H-326, and 115-H-328; along Portman Street known as Parcel #115-C-192, 115-C-194, 115-C-196, 115-C-196, 115-C-198, 115-C-200, 115-C-202, 115-C-205, 115-C-207, 115-C-209, 115-C-210, 115-C-211, 115-C-212, 115-C-214, 115-C-215, 115-C-216, 115-C-217, 115-C-218, 115-C-219, and 115-C-221; and along Vinceton Street

Introduced: 2/3/2009

Bill No: 2009-1081, **Version:** 1

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Economic Development

Status: Passed Finally

known as Parcel #115-C-222, 115-C-224, 115-C-226, and 115-C-228.

12. From P, Parks, to LNC, Local Neighborhood Commercial, certain property along East Street known as Parcel #115-H-36.
13. From LNC, Local Neighborhood Commercial, to R1D-M, Residential Single-Unit Moderate Density, certain property along East Street known as Parcel #115-H-17 and certain property along Vinceton Street known as Parcel #162-R-219.