



## Text File

**Introduced:** 6/18/2002

**Bill No:** 2002-0644, **Version:** 1

**Committee:** Committee on Planning, Zoning & Land Use

**Status:** Passed Finally

Presented by Ms. Burns

An Ordinance Amending the Pittsburgh Zoning Code, Title Nine, Zoning, Article 1, Chapter 902, Section 902.03, Zoning District Maps No. 8 and 9 by changing various zoning district classifications in the Brookline community in accord with the Pittsburgh Neighborhood Remapping 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 No. 8 and 9, of the Pittsburgh Code are hereby amended so as to change the following zoning district classifications:

1. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Linial Avenue, lot number 1, block 34-K in the Allegheny County Lot and Block System, Leavitt Street, lots numbered 43, 42, 38, 33, 263, 261, 259, 257, 255, 253, 251, 249, 247, 245, 243, 241, 239, 237, 235, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378 and 380, block 34-K in the aforesaid system, lots numbered 270, 272, 274, 276, 278, 200-8 and 200-9, block 34-F in the aforesaid system, 19<sup>th</sup> Ward.
2. From "RM-M" Residential Multi-Unit Moderate Density to "R1D-L" Residential Single-Unit Detached, Low Density all that certain property bounded by: Leavitt Street, lot number 94, block 34-L in the aforesaid system, lot number 1, block 34-P in the aforesaid system, lot number 80, block 34-K in the aforesaid system and Fallow Street, 19<sup>th</sup> Ward.
3. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Stetson Street, Woodward Avenue, lot number 257, block 35-S in the aforesaid system, the Unnamed Way located west of Woodward Avenue, lots numbered 166 and 167, block 35-S in the aforesaid system, Haddon Way, lots numbered 180, 188 and 196, block 35-S in the aforesaid system, 19<sup>th</sup> Ward.
4. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Capital Avenue, lot number 161, block 35-S in the aforesaid system, the Unnamed Way located west of Woodward Avenue and lot number 99, block 62-D in the aforesaid system, 19<sup>th</sup> Ward.
5. From "R1D-L" Residential Single-Unit Detached, Low Density to "R1D-H" Residential Single Unit Detached, High Density all that certain property bounded by: Stetson Street, Pioneer Avenue, Ray Avenue, the "H" Zoning District boundary line located southeast of Fair Avenue between Ray Avenue

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and Capital Avenue, Capital Avenue, lot number 154, block 35-S in the aforesaid system, the Unnamed Way located east of Capital Avenue, lot number 255, block 35-S in the aforesaid system and Woodward Avenue, 19<sup>th</sup> Ward.

6. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Fair Avenue, the center line of Fair Avenue extended in a northeasterly direction to Capital Avenue, Capital Avenue, the "R1D-H" Zoning District boundary line located northwest of Woodward Avenue between Capital Avenue and Ray Avenue and Ray Avenue, 19<sup>th</sup> Ward.
7. From "R1D-L" Residential Single-Unit Detached, Low Density and "RM-M" Residential Multi-Unit Moderate Density to "R1D-M" Residential Single-Unit Detached, Moderate Density all that certain property bounded by: Pioneer Avenue, lot number 86, block 34-N in the aforesaid system, lot number 75, block 61-A in the aforesaid system, lot number 1, block 34-P in the aforesaid system, a line drawn from the most southeasterly corner of lot number 182, block 61-B in the aforesaid system and extending in a southerly direction to Dunster Street, Dunster Street, lot number 108, block 61-G in the aforesaid system, lot number 100, block 61-C in the aforesaid system, Gayly Way, Inland Way, lot number 116, block 61-C in the aforesaid system, Dunster Street, LaMoine Street, Effort Way, Elmbank Street, Inland Way, lot number 2, block 61-F in the aforesaid system, Mayville Avenue, lot number 11, block 61-F in the aforesaid system, Gayly Way, Mayville Avenue, Ferncliff Avenue, Fernhill Avenue, lots numbered 209, 246, 245 and 243, block 61-F in the aforesaid system, Elmbank Street, Sultan Way, lot number 146, block 61-E in the aforesaid system, LaMarido Street, Hartranft Street, Sultan Way, Bellbrook Street, lots numbered 168, 166, 165, 164, 163, 162, 161, 158, 157, 156, 155, 152 and 151, block 62-H in the aforesaid system, lots numbered 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200 and 201, block 61-E in the aforesaid system, Hartranft Street, lots numbered 203, 204, 206, 207, 209, 210, 211, 212, 213, 214, 215, 215A, 218, 219, 221, 222 and 224, block 61-E in the aforesaid system, Hartranft Street, lot number 229, block 61-E in the aforesaid system, the "H" Zoning District boundary line located northwest of Edgebrook Avenue between Elmbank Street and Eathan Avenue, Starkamp Street, Pear Way, lots numbered 124, 126, 128, 130, 132, and 167, block 61-N in the aforesaid system, Edgebrook Avenue, lots numbered 195 and 332, block 61-N in the aforesaid system, Whited Street, lot number 271, block 96-A in the aforesaid system, Milan Avenue, Alwyn Street, Bellaire Place, Brookline Boulevard, lots numbered 22 and 24, block 96-E in the aforesaid system, Clippert Way, Merrick Avenue, Clippert Way, lots numbered 248 and 238, block 96-B in the aforesaid system, lot number 1, block 96-G in the aforesaid system, Breining Street, Shire Place, Eben Street, lot number 333, block 96-P in the aforesaid system, July Way, Nutt Way, Creedmoor Avenue, lot number 49, block 96-K in the aforesaid system, Lugi Way, lot number 20, block 96-K in the aforesaid system, Chelton Avenue, lot number 66, block 96-P in the aforesaid system, Trelona Way, Berkshire Avenue, Chelton Avenue, lot number 89, block 96-P in the aforesaid system, Lugi Way, Woodbourne Avenue, Chelton Avenue, the "H" Zoning District boundary line located south of Woodbourne Avenue between Chelton Avenue and lot number 15, block 96-P in the aforesaid system, lots numbered 12 and 11, block 139-B in the aforesaid system, Rockford Avenue, lot number 50, block 139-A in the aforesaid system, the City of Pittsburgh and Borough of Baldwin boundary line, Sussex Avenue, lot number 63 and 64, block 97-S in the aforesaid system, Norwich Avenue, lot number 79, block 97-M in the aforesaid system, Viaduct Way, lot number 88A,

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block 97-M in the aforesaid system, Fordham Street, lot number 157, block 97-M in the aforesaid system, Tariff Way, lot number 144, block 97-M in the aforesaid system, Fordham Street, lot number 101, block 97-M in the aforesaid system, Viaduct Way, lot number 63, block 97-M in the aforesaid system, Norwich Street, lot number 71, block 97-S in the aforesaid system, the City of Pittsburgh and Borough of Baldwin, Mount Lebanon Township and Dormont Borough boundary line, lots numbered 185, 184, 178 and 177, block 62-N in the aforesaid system, Blaine Street, lots numbered 175, 173, 172 and 170, block 62-N in the aforesaid system, Stapleton Street, Aubrey Street, the "HC" Zoning District boundary line located west of Brookline Boulevard between Aubrey Street and Waddington Avenue, Waddington Avenue, the "R2-H" Zoning District boundary line located southwest of Aidyl Avenue between Waddington Avenue and Kenilworth Avenue, Kenilworth Avenue, lots numbered 290, 299, 299A and 197, block 62-P in the aforesaid system, Alumni Way, Shawhan Avenue, Pioneer Avenue, Woodbourne Avenue, Verbena Way, Berkshire Avenue, lot number 78, block 62-R in the aforesaid system, Trelona Way, Queensboro Street, Chelton Avenue, Brookline Boulevard, lot number 115, block 96-A in the aforesaid system, Fitch Way, lot number 144, block 62-R in the aforesaid system, Brookline Boulevard, Sefton Way, Plainview Avenue, Jillson Avenue, Brookline Boulevard, lot number 225, block 62-K in the aforesaid system, Penn Way, the "HC" Zoning District boundary line located southeast of West Liberty Avenue between Penn Way and Templeton Street, Templeton Street, Pardee Way, Belle Isle Avenue, lots numbered 88, 87, 85 and 84, block 62-G in the aforesaid system, that line projected in a northeasterly direction from lot number 84, block 62-G to lot number 71, block 62-G in the aforesaid system, lots numbered 71, 69, 66, 63 and 62, block 62-G in the aforesaid system, lots numbered 231, 230 and 232, block 62-C in the aforesaid system and Ray Avenue, 19<sup>th</sup> Ward.

8. From "R1D-L" Residential Single-Unit Detached Low Density to "R1D-H Residential Single-Unit Detached, Low Density all that certain property bounded by: Effort Way, LaMoine Street, Dunster Street., lot number 115, block 61-C in the aforesaid system, Inland Way and Elmbank Street, 19<sup>th</sup> Ward.
9. From "R1D-L" Residential Single-Unit Detached, Low Density to "R1D-H" Residential Single-Unit Detached Low Density all that certain property bounded by: Bellbrook Street, Sultan Way, Hartranft Street, LaMarido Street, Hartranft Street, lots numbered 290, 288, 272, 270, 268, 266 and 264, block 61-E in the aforesaid system, Hartranft Street, lots numbered 254, 252, 250, 248, 246, 244, 242 and 240, block 61-E in the aforesaid system, lots numbered 314, 312, 310, 308, 306, 304 and 302, block 62-H in the aforesaid system, 19<sup>th</sup> Ward.
10. From "RM-M" Residential Multi-Unit Moderate Density to "R2-H" Residential Two-Unit High Density all that certain property bounded by: Brookline Boulevard, Alumni Way, lot number 27, block 62-R in the aforesaid system, Pioneer Avenue, Berkshire Avenue, Verbena Way, Woodbourne Avenue, Pioneer Avenue, Shawhan Avenue, Alumni Way, lots numbered 202, 274, 272, 270, 266 and 278, block 62-P in the aforesaid system, Kenilworth Avenue, the "R1D-M" Zoning District boundary line located northeast of Pioneer Avenue between Kenilworth Avenue and Waddington Avenue, Waddington Avenue, the "HC" Zoning District boundary line located south of West Liberty Avenue between Waddington Avenue and Brookline Boulevard, Brookline Boulevard, Jillson Avenue, Plainview Avenue and Sefton Way, 19<sup>th</sup> Ward.

11. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by Whited Street, the "R1D-L" Zoning District boundary line located west of Jacob Street between Whited Street and Jacob Street, Jacob Street, the "R1D-L" Zoning District boundary line located north of Bellaire Place between Jacob Street and Whited Street, 19<sup>th</sup> Ward.
12. From "R1D-L" Residential Single-Unit Detached Low Density to "R1D-H" Residential Single-Unit Detached, High Density all that certain property bounded by: Milan Street, Witt Street, Brookline Boulevard, Bellaire Place and Alwyn Street, 19<sup>th</sup> Ward.
13. From "R1D-L" Residential Single-Unit Detached Low Density to "R1D-H" Residential Single-Unit Moderate Density all that certain property bounded by: Roseville Street, lots numbered 78, 76, 74, 72, 70, 68, 66, 63 and 37, block 96-D in the aforesaid system, Bellaire Place, Roseville Street, Jacob Street and Brookline Boulevard, 19<sup>th</sup> Ward.
14. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Creedmoor Avenue, lots numbered 116 and 114, block 96-P in the aforesaid system, that line extended in a southerly direction to lot number 101, block 139-B in the aforesaid system, lots numbered 101, 100, 98, 96, 94 and 92, block 139-B in the aforesaid system, the "R1D-L" Zoning District boundary line located west of Creedmoor Avenue, between lot number 92, block 139-B in the aforesaid system and Creedmoor Avenue, Creedmoor Avenue, lots numbered 176, 174 and 172, block 139-B in the aforesaid system, McNeilly Avenue, the City of Pittsburgh and borough of Baldwin boundary line, lots numbered 31, 32, 33, 34, 35, 36, 37 and 42, block 139-A in the aforesaid system, Rockford Avenue, lots numbered 12, 8, 9, 7, 6 and 4, block 139-A in the aforesaid system, lots numbered 21, 19, 17, 16 and 15, block 96-P in the aforesaid system, the "R1D-M" Zoning District boundary line located south of Woodbourne Avenue between lot number 15, block 139-B in the aforesaid system and Chelton Avenue, Chelton Avenue, Woodbourne Avenue, Lugi Way, lot number 91, block 96-P in the aforesaid system, Chelton Avenue, Berkshire Avenue, Trelona Way, lot number 68, block 96-P in the aforesaid system, Chelton Avenue, lot number 21, block 96-K in the aforesaid system, Lugi Way and lot number 50, block 96-K in the aforesaid system, 19<sup>th</sup> Ward.
15. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: lot number 140, block 139-F in the aforesaid system, the City of Pittsburgh and Borough of Baldwin boundary line, the "R1D-L" Zoning District boundary line located south of McNeilly Avenue, the "UI" Zoning District boundary line located northwest of Ely Street, 19<sup>th</sup> Ward.
16. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Tariff Way, lots numbered 163, 161 and 159, block 97-M in the aforesaid system, Fordham Street, lot number 88, block 97-M in the aforesaid system, Viaduct Way, lot number 80, block 97-M in the aforesaid system, Norwich Avenue, lots numbered 61 and 62, block 97-S in the aforesaid system, Sussex Avenue, the City of Pittsburgh and Borough of Baldwin boundary line, lot number 72, block 97-S in the

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aforesaid system, Norwich Avenue, lot number 60, block 97-M in the aforesaid system, Viaduct Way, lot number 102, block 97-M in the aforesaid system, Fordham Street and lot number 143, block 97-M in the aforesaid system, 19<sup>th</sup> Ward.

17. From "PO" Park and Open Space, "LNC" Local Neighborhood Commercial and "UI" Urban Industrial to "HC" Highway Commercial all that certain property bounded by: West Liberty Avenue, lot number 135, block 34-E in the aforesaid system, the "H" and "R1D-L" Zoning District boundary lines located west of Pioneer Avenue between lot number 135, block 34-E in the aforesaid system and Stetson Street, Stetson Street, lot number 198, block 35-S in the aforesaid system, Haddon Way, lot number 170, block 35-S in the aforesaid system, the Unnamed Way located west of Woodward Avenue, lot number 160, block 35-S in the aforesaid system, Capital Avenue, the "H" Zoning District boundary line located southwest of Capital Avenue between Capital Avenue and Fair Avenue, Fair Avenue, Ray Avenue, lots numbered 242, 240, 239, 238, 237 and 234, block 62-C in the aforesaid system, lots numbered 168, 165, 161 and 159, block 62-G in the aforesaid system, the "R1D-M" Zoning District boundary line located northwest of Woodward Avenue, between lots numbered 159 and 153, block 62-G in the aforesaid system, lots numbered 153, 149 and 135, block 62-G in the aforesaid system, Belle Isle Avenue, Pardee Way, Templeton Street, the "R1D-M" Zoning District boundary line located northwest of Woodward Avenue between Templeton Street and Penn Way, Penn Way, lot number 219, block 62-K in the aforesaid system, Brookline Boulevard, the "R2-H" Zoning District boundary line located north of Brookline Boulevard between Brookline Boulevard and Waddington Avenue, lot number 14, block 62-P in the aforesaid system, Amman Street, lot number 133, block 62-K in the aforesaid system, the "R1D-M" Zoning District boundary line located north of Amman Street between lot number 133, block 62-K in the aforesaid system and Aubrey Street, Aubrey Street, Stapleton Street, lots numbered 149, 150, 151, 152, 153 and 155, block 62-N in the aforesaid system, Blaine Street, lots numbered 159, 163, 164, 166 and 167, block 62-N in the aforesaid system, the City of Pittsburgh and Dormont Borough boundary line, 19<sup>th</sup> Ward.
18. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Cadet Avenue, Pioneer Avenue, the "NDI" Zoning District boundary line located southeast of West Liberty Avenue between Pioneer Avenue and Rapello Way, Rapello Way, the "HC" Zoning District boundary line located southwest of Saw Mill Run Boulevard between Rapello Way and Timberland Avenue, Timberland Avenue, the "NDI" Zoning District boundary line located southwest of Saw Mill Run Boulevard between Timberland Avenue and lot number 71, block 34-S in the aforesaid system, that line projected in a westerly direction from lot number 71, block 34-S in the aforesaid system to lot number 94, block 34-R in the aforesaid system, the "R1D-L" Zoning District boundary line located west of the P.A.T. south busway between the P.A.T. south busway and lot number 170, block 34-R in the aforesaid system, that line projected in an easterly direction to lot 194, block 61-D in the aforesaid system, lot number 194, block 61-D in the aforesaid system, Edgebrook Avenue, the "NDI" Zoning District boundary line located west of Saw Mill Run boulevard between Edgebrook Avenue and Goff Street, Guild Street, lots numbered 50, 49, 45, 44, 37, 36, 35, 30 and 28, block 61-M in the aforesaid system, lots numbered 14 and 12, block 60-J in the aforesaid system, Magaw Street, Ballinger Street, lots numbered 99, 99-1, 100, 107, 104 and 105, block 61-H in the aforesaid system, the "R1D-L" Zoning

**Committee:** Committee on Planning, Zoning & Land Use**Status:** Passed Finally

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District boundary line located east of Ballinger Street between lot 105, block 61-H in the aforesaid system and lot number 145, block 61-H in the aforesaid system, lots numbered 145 and 146, block 61-H in the aforesaid system, Ballinger Street, the "R1D-L" Zoning District boundary line located north of Heber Way and west of Ballinger Street between Ballinger Street and Zimmerman Street, Zimmerman Street, lots numbered 292, 288, 285 and 275, block 61-G in the aforesaid system, the "R1D-L" Zoning District boundary line located northwest of Lynnbrook Avenue between Zimmerman Street and Edgebrook Avenue, Edgebrook Avenue, lots numbered 169, 173 and 177, block 61-N in the aforesaid system, Pear Way, Starkamp Street, Eathan Avenue, lot number 29, block 61-N in the aforesaid system, Metz Way, lot number 88, block 61-J in the aforesaid system, the "R1D-M" zoning district boundary line located north of Metz Way and south of Elmbank Street between lot number 88, block 61-J in the aforesaid system and Elmbank Street, Elmbank Street, lot number 284, block 61-J in the aforesaid system, lot number 308, block 61-E in the aforesaid system, Hartranft Street, lot number 155, block 61-E in the aforesaid system, Sultan Way, Elmbank Street, lots numbered 239, 235 and 233, block 61-F in the aforesaid system, Fernhill Avenue, Ferncliff Avenue, Mayville Avenue, Gayly Way, lot number 12, block 61-F in the aforesaid system, Mayville Avenue, lot number 43, block 61-F in the aforesaid system, Inland Way, Gayly Way, lots numbered 92, 88, 84, 81, 78 and 75, block 61-C in the aforesaid system, Dunster Street, the "R1D-M" Zoning District boundary line located north of Dunster Street between Dunster Street and lot 182, block 61-B in the aforesaid system, lot number 182, block 61-B in the aforesaid system, Herman Drive, lots numbered 195, 194, 193, 192, 191 and 190, block 61-B in the aforesaid system, lots numbered 152, 151, 144, 146, 145, 143, 141, 138, 135, 132, 130, 128, 126, 124, 122 and 120, block 61-A in the aforesaid system, Hartranft Street, lots numbered 90, 86, 84, 67, 69, 71 and 72, block 61-A in the aforesaid system, lot number 78, block 34-N in the aforesaid system, Herman Drive, lots numbered 80, 82, 85 and 86, block 34-N in the aforesaid system, Pioneer Avenue, lots numbered 110, 116, 118, 120, 130, 131, 134, 136, 138 and 140, block 34-N in the aforesaid system, lots numbered 4, 6, 8, 10, 12, 14, 16, 18, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42, block 34-P in the aforesaid system, lots numbered 278, 276, 274, 272 and 269, block 34-K in the aforesaid system, the Unnamed Way located southwest of Leavitt Street between lot 269, block 34-K and lot number 98, block 34-K in the aforesaid system, lots numbered 98 and 101, block 34-L in the aforesaid system, Timberland Avenue and Fallow Avenue, 19<sup>th</sup> Ward.

19. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Pioneer Avenue, lots numbered 416, 417, 418, 419, 240, 242, 244, 246, 248, 250, 252, 254 and 260, block 34-F in the aforesaid system, lots numbered 320, 318, 316, 314, 312 and 310, block 34-E in the aforesaid system, Pioneer Avenue, the "R1D-L" Zoning District boundary line located north of Stetson Street, the "HC" Zoning District boundary line located east of West Liberty Avenue, lot number 236, block 35-M in the aforesaid system, lots numbered 300 and 297, block 35-H in the aforesaid system, lots numbered 82, 97, 101 and 109, block 34-E in the aforesaid system, the "UI" Zoning District boundary line located south of West Liberty Avenue between lot number 109, block 34-E in the aforesaid system and Pioneer Avenue, 19<sup>th</sup> Ward.

20.

Section 2. Any Resolution or Ordinance or part thereof, conflicting with the provisions of this Resolution is

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hereby repealed so far as the same affects this Resolution.