



Text File

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Bill No: 2003-1939, **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 numbered 6 and 11 by changing various zoning district classifications in the Troy Hill 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 numbered 6 and 11, of the Pittsburgh Code is hereby amended so as to change the following zoning district classifications:

1. From "RM-M" Residential Multi-Unit Moderate Density and "PO" Park and Open Space to "NDI" Neighborhood Industrial District all that certain property bounded by: Vinial Street, Kufner Way, lots numbered 402 and 400, block 24-F in the Allegheny County Lot and Block System, Province Street and Troy Hill Road, 24th Ward.
2. From "RM-M" Residential Multi-Unit Moderate Density and "PO" Park and Open Space to "R1A-H" Residential Single-Unit Attached High Density all that certain property bounded by: Province Street, lots numbered 363, 359 and 357, block 24-K in the aforesaid system, lot number 403, block 24-F in the aforesaid system, Kufner Way, lots numbered 333, 327, 318, 315, 313, 311, 310, 309, 308, 307, 306, 305, 304, 303 and 302, block 24-F in the aforesaid system, Roethlein Way, Bohemian Way and Basin Street, 24th Ward.
3. From "RM-M" Residential Multi-Unit Moderate Density, "LNC" Local Neighborhood Commercial and "PO" Park and Open Space to "R1D-H" Residential Single-Unit Detached High Density all that certain property bounded by: Troy Hill Road, Goettmann Street, lots numbered 270 and 48, block 24-G in the aforesaid system, Herman Street, lot number 336, block 24-C in the aforesaid system, the existing PO Zoning District boundary line located 100' from the northerly right-of-way line of Herman Street, lot number 36, block 24-D in the aforesaid system, Herman Street, Gardner Street, lot number 36, block 24-D in the aforesaid system, Harpster Street, lots numbered 129 and 96, block 47-S in the aforesaid system, lots numbered 129 and 131, block 47-M in the aforesaid system, that zoning line extended in a northerly direction to lot 276, block 47-M in the aforesaid system, lot number 276, block 47-M in the aforesaid system, Froman Street, Eberhardt Avenue, lots numbered 264, 246, 249, 250 and 253, block 47-M in the aforesaid system, Cowley Street, Ley Street, Rialto Street, Lowrie Street, lots numbered

244, 340, 339, 334 and 330, block 48-J in the aforesaid system, Rialto Street, lot number 319, block 48-J in the aforesaid system, Elbow Street, Lofink Street, Lowrie Street, lot number 18, block 48-N in the aforesaid system, Ley Street, Froman Street, Hatteras Street, Tinsbury Street, Lowrie Street, lots numbered 52, 153, 154, 155, 157, 160, 162, 164 and 39, block 48-N, in the aforesaid system, Lowrie Street, lot number 314, block 47-S in the aforesaid system, Claim Street, Hatteras Street, lots numbered 249 and 239, block 48-S in the aforesaid system, Lowrie Street, Lager Street, lot number 224, block 48-S in the aforesaid system, lots numbered 152, 151, 150, 149 and 148, block 24-D in the aforesaid system, DeHaven Street, Valentine Street, lots numbered 98, 96 and 92, block 24-D in the aforesaid system and Gardner Street, 24th Ward.

4. From "RM-M" Residential Multi-Unit Moderate Density, "LNC" Local Neighborhood Commercial and "PO" Park and Open Space to "R1D-H" Residential Single-Unit Detached High Density all that certain property bounded by: Lowrie Street, lot number 335, block 47-S in the aforesaid system, lots numbered 329, 327, 317, 311, 307, 303, 300, 296, 292, 290 and 186, block 24-D in the aforesaid system, Hoff Street, Downing Street, Hoff Street and lot number 158, block 24-D in the aforesaid system, 24th Ward.
5. From "RM-M" Residential Multi-Unit Moderate Density to "LNC" Local Neighborhood Commercial all that certain property bounded by: Lager Street, the existing "LNC" Zoning District boundary line located northwest of Lowrie Street between Lager Street and lot number 146, block 24-D in the aforesaid system, lots numbered 146 and 145, block 24-D in the aforesaid system, lots numbered 207, 214, 215, 216 and 223 and block 47-S in the aforesaid system, 24th Ward.
6. From "RM-M" Residential Multi-Unit Moderate Density to "PO" Parking and Open Space and all that certain property bounded by: Herman Street, lots numbered 38, 40, 41 and 43, block 24-D in the aforesaid system, the existing "PO" Zoning District boundary line located southeast of Spring Garden Avenue between lot number 43 and lot number 18, block 24-D in the aforesaid system, lots numbered 18 and 19, block 24-D in the aforesaid system and Gardner Street, 24th Ward.
7. From "RM-M" Residential Multi-Unit Moderate Density to "PO" Park and Open Space all that certain property bounded by: Hatteras Street, Claim Street, lots numbered 241, 239 and 232, block 47-S in the aforesaid system, Lager Street, lots numbered 246 and 248, block 47-S in the aforesaid system, 24th Ward.
8. From "R2-L" Residential Two-Unit Low Density, "RM-M" Residential Multi-Unit Moderate Density and "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Spring Garden Avenue, lot number 129, block 47-M in the aforesaid system, the "UI" Zoning District boundary line located east of Spring Garden Avenue between Wicklines Lane and Lager Street, lot number 147, block 47-M in the aforesaid system, Spring Garden Avenue, Wicklines Lane, Cowley Street, lot number 255, block 47-M in the aforesaid system, Eberhardt Avenue, lots numbered 293, 292 and 285, block 47-M in the aforesaid system, lots numbered 120, 121, 122, 124, 125, 126 and 128, block 47-S in the

aforesaid system, Harpster Street and Lager Street, 24th Ward.

9. From "RM-M" Residential Multi-Unit Moderate Density and "PO" Park and Open Space to "LNC" Local Neighborhood Commercial all that certain property bounded by: Lofink Street, lots numbered 85, 136, 140, 142, 144, 150, 153 and 50, block 48-N in the aforesaid system and the "LNC" Zoning District boundary line located southeast of Lowrie Street between lot number 50, block 48-N in the aforesaid system and Lofink Street, 24th Ward.
10. From "RM-M" Residential Multi-Unit Moderate Density to "R1D-H" Residential Single-Unit Detached High Density all that certain property bounded by: Wicklines Lane, Rialto Street, lot number 91, block 48-J in the aforesaid system, lots numbered 219 and 221, block 47-M in the aforesaid system and Cowley Street, 24th Ward.
11. From "RM-M" Residential Multi-Unit Moderate Density to "R1D-M" Residential Single-Unit Moderate Density all that certain property bounded by: Wicklines Lane, Sundeman Street, Liedertafel Way, lot number 195, block 48-E in the aforesaid system, Straubs Lane, Sundeman Street, Tours Street and Rialto Street, 24th Ward.
12. From "RM-M" Residential Multi-Unit Moderate Density to "R1A-H" Residential Single-Unit Attached High Density all that certain property bounded by: Cowley Street, lots numbered 226 and 217, block 47-M in the aforesaid system, lots numbered 87, 88 and 90, block 48-J in the aforesaid system, Rialto Street, Tours Street, Sundeman Street, Straubs Lane, lots numbered 196 and 197, block 48-E in the aforesaid system, Liedertafel Way, lot number 185, block 48-E in the aforesaid system, Strabus Lane, lot number 240, block 48-E in the aforesaid system, Ley Street, Niggel Street, Lowrie Street, Rialto Street and Ley Street, 24th Ward.
13. From "RM-M" Residential Multi-Unit Moderate Density, "UI" Urban Industrial and "PO" Park and Open Space to "PO" Park and Open Space all that certain property bounded by: Troy Hill Road, lots numbered 264, 186, 185, 184, 183, 180, 179, 178, 176, 175-1, 175, 174, 168, 166 and 157, block 24-D in the aforesaid system, lot number 335, block 47-S in the aforesaid system, lots numbered 39, 41, 43, 44, 46, 48, 50, 52, 53, 54, 55, 60, 62, 63, 64, 67 and 84, block 48-N in the aforesaid system, Lofink Street, Elbow Street, lot number 318, block 48-J in the aforesaid system, Rialto Street, lot number 277, block 48-J, in the aforesaid system, Fleck Street, lot number 250, block 48-J in the aforesaid system, the Unnamed Way located northeast of Fleck Street, lot number 245, block 48-J in the aforesaid system, Lowrie Street, lot number 330, block 48-E in the aforesaid system, Alroy Way, lot number 357, block 48-E in the aforesaid system, Lautner Street, lot number 109, block 48-F in the aforesaid system, Eggers Street, lots numbered 111, 112, 113, 114, 115, block 48-F in the aforesaid system, Eggers Street, lot number 195, block 48-F in the aforesaid system, East Ohio Street, lots numbered 364 and 357, block 48-J in the aforesaid system, East Ohio Street, lot number 104, block 24-H in the aforesaid system, the "UI" Zoning District boundary line located northwest of East Ohio Street between lot 106, block 24-H

in the aforesaid system and Troy Hill Road, 24th Ward.

14. From "UI" Urban Industrial and "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: East Ohio Street, lot number 244, block 48-J in the aforesaid system, 24th Ward.
15. From "RM-M" Residential Multi-Unit Moderate Density and "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Wicklines Lane, the City of Pittsburgh and Reserve Township boundary line, Straubs Lane, lot number 257, block 48-A in the aforesaid system, Liedertafel Way, lot number 158, block 48-E in the aforesaid system, Veronica Street, Sundeman Street, 24th Ward.
16. From "RM-M" Residential Multi-Unit Moderate Density and "PO" Park and Open Space to "R1D-H" Residential Single-Unit Detached High Density all that certain property bounded by: Veronica Street, lot number 186, block 48-A in the aforesaid system, Liedertafel Way, lot number 258, block 48-A in the aforesaid system, Straubs Lane, the boundary line of Reserve Township and Millvale Borough and the City of Pittsburgh, Alroy Way, the existing "PO" boundary line located southwest of the Millvale Borough and City of Pittsburgh boundary line between Elroy Way and Croft Street, Croft Street, lots numbered 149, 175 and 179, block 48-F in the aforesaid system, East Ohio Street, lots numbered 185, 187 and 189, block 48-F in the aforesaid system, East Ohio Street, lot number 197, Block 48-F in the aforesaid system, Eggers Street, lots numbered 197 and 204, block 48-F in the aforesaid system, lot number 244, block 48-J in the aforesaid system, Lowrie Street, Niggel Street, Ley Street, lot number 239, block 48-E in the aforesaid system, Straubs Lane, lot number 186, block 48-E in the aforesaid system, Liedertafel Way and Sundeman Street, 24th Ward.
17. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: East Ohio Street, Hechelman Street and lots numbered 123, 124, 125 and 183, block 48-F in the aforesaid system, 24th Ward.
18. From "RM-M" Residential Multi-Unit Moderate Density and "PO" Park and Open Space to "PO" Park and Open Space all that certain property bounded by: Croft Street, lot number 238, block 48-B, in the aforesaid system, the boundary line of Millvale Borough and the City of Pittsburgh, East Ohio Street, lots numbered 181, 133, 134 and 138, block 48-F in the aforesaid system, Lookout Street and the northwest boundary line of lot number 149, block 48-F in the aforesaid system, 24th Ward.
19. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Alroy Way, the boundary line of the Millvale Borough and the City of Pittsburgh, lot number 320, block 48-B in the aforesaid system, Croft Street, lot number 230, block 48-B in the aforesaid system and the existing "RM-M" Zoning District boundary line located southeast of Alroy Way and northeast of Freinsein Way, 24th Ward.

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