



**A. PROJECT INFORMATION**

**1. ZONING DEVELOPMENT REVIEW CASE INFORMATION**

Application is:  Development Project  Protest Appeal  
ZDR Case Number: BDA-2025-00602  
Project Description: New Commercial parking lot  
Case Review Date: Oct 2025

**2. SITE INFORMATION**

Development Address: 1520 SMALLMAN ST (Currently Void)  
Parcel (s): 9-G-42  
Zoning Designation: GT-B  
Neighborhood: Strip District  
Registered Community Organization: N/a  
Date of Development Activities Meeting: N/r

**B. ZBA REQUESTS**

Type of Request: Variance Code Section: 911.02

Description: Parking Commercial is not permitted in GT Zoning district.

Type of Request: Variance Code Section: 918.02B

Description: 5490 SF of Landscaping required (Approx. 1280 SF provided) and 37 On-site trees required (0 provided)

Type of Request: Variance Code Section: 918.02C

Description: 29 Street trees required (0 provided)

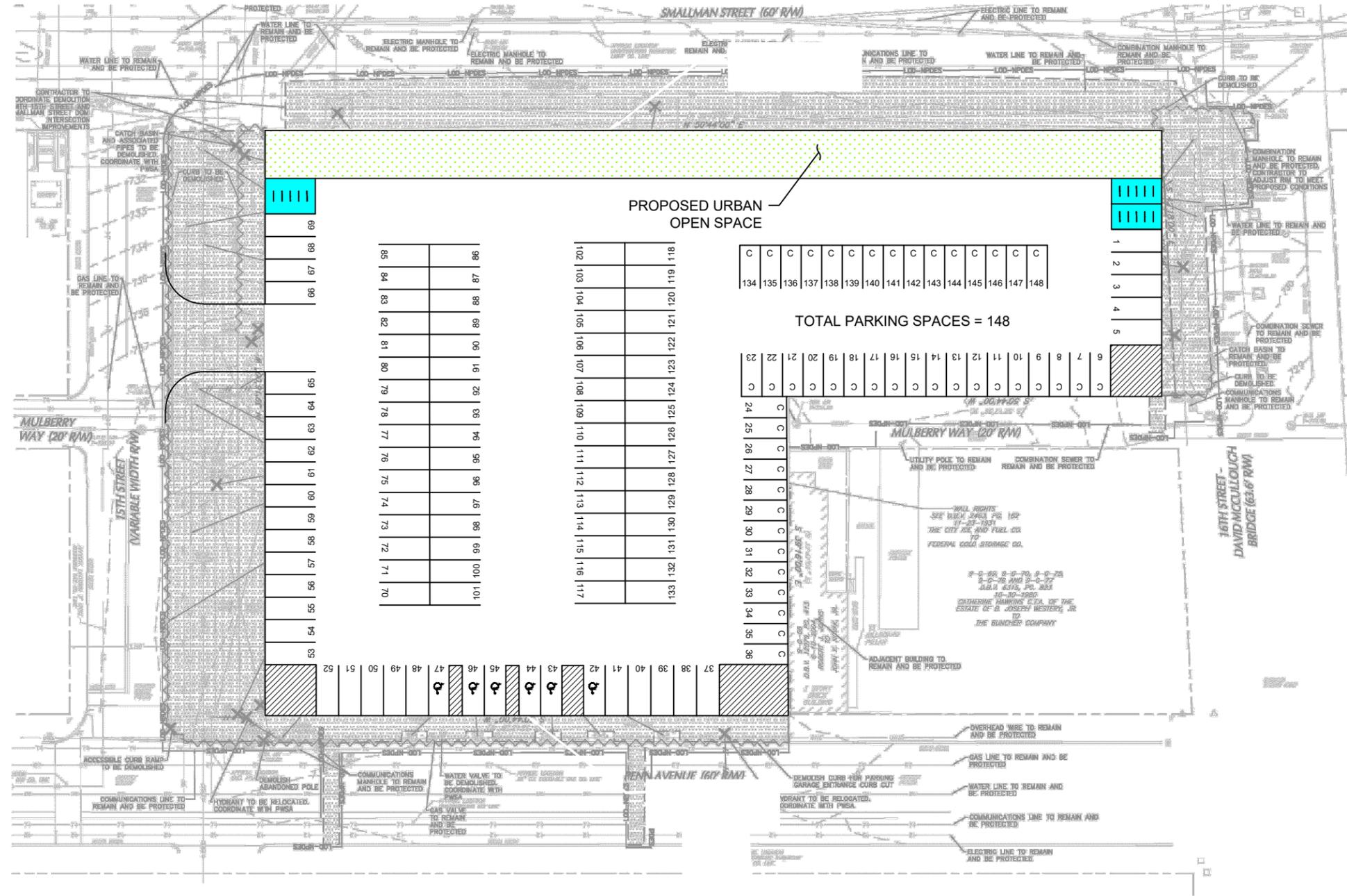
Type of Request: Variance Code Section: 918.03

Description: Screening required for off street parking spaces (not indicated on the site plan)

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**LEGEND:**

-  EXISTING FEATURES
-  PROPOSED FEATURES
-  PROPOSED URBAN OPEN SPACE
-  PROPOSED 10-BICYCLE PARKING SPACES (TOTAL BICYCLE PARKING SPACES = 30)

**SMALLMAN SELF PARK  
PARKING LOT PLAN  
N.T.S.**



DRWN: MJG 11/18/2025  
 DSGN:  
 CHK'D:  
 APP:  
 PROJ #:

PARKING LOT PLAN  
 SMALLMAN SELF PARK  
 CITY OF PITTSBURGH  
 ALLEGHENY COUNTY, PA

PROJECT NO. <b>076833</b>	
DRAWING NO. <b>B-001</b>	REV. <b>A</b>