



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: Development Project Protest Appeal

BDA Case Number: BDA-2025-12227

Project Description: Use as Single-Unit Attached Residential

Case Review Date: March 12, 2026

2. SITE INFORMATION

Development Address:

Parcel (s):

Zoning Designation: H (Hillside)

Neighborhood:

Registered Community Organization: Perry Hilltop Citizens Council

Date of Development Activities Meeting: February 3, 2026

B. ZBA REQUESTS

Type of Request: Special Exception

Code Section: § 911.02 Use Table

Description: The Use Table states that a Special Exception is required for Single-Unit Attached Residential in the H Zoning District.



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NOT FOR CONSTRUCTION



603 Greenfield Ave Pittsburgh, PA 15207
 www.hartarc.com p: 412.214.7500
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Zoning district: H (Hillside)

Min. Lot Size: 3200 SF (Total lot: 104,328 SF)
 Front Setback: 0'
 Side Setback: 0'
 Rear Setback: 0'
 Max Height: 40' (3 stories) (4 stories requested)
 Max Area of Disturbance: 50%

Uses Allowed:
 Residential Single Family Detached: Admin. Exception
 Residential Single Family Attached: Special Exception

Use Proposed:
 20 Residential Single Family Attached on single lot
 (Land owned by a Condominium Association)

50% max lot disturbance

Bottom & Top of cut or filled slopes must be no closer than 5' to property lines, streets and buildings.

Client: Costello Real Estate Development, LLC

Buena Vista Townhomes

Buena Vista St
 Pittsburgh, PA 15212

Design Development

Description	No.	Date

Date 03.10.2026
 Hart Arch Project No. 1502.123

Site Plan

SITE-1.1