



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2026-01297

Project Description: New Construction of Multi-Unit Building

Case Review Date: July 2026

2. SITE INFORMATION

Development Address: 6714 KELLY ST, Pittsburgh, PA 15208

Parcel (s): 125-G-15,14,13 AND 125-F-239

Zoning Designation: UI, R1D-L (Map Amendment Pending)

Neighborhood: Homewood West

Registered Community Organization: Homewood Community Development Collaborative

Date of Development Activities Meeting: 3/12/2026

B. ZBA REQUESTS

Type of Request: Special Exception Code Section: 916.02A.1

Description: Waiver of 15' residential compatibility standard front setback requirement to provide a 9' front setback.

Type of Request: Special Exception Code Section: 916.02A.9

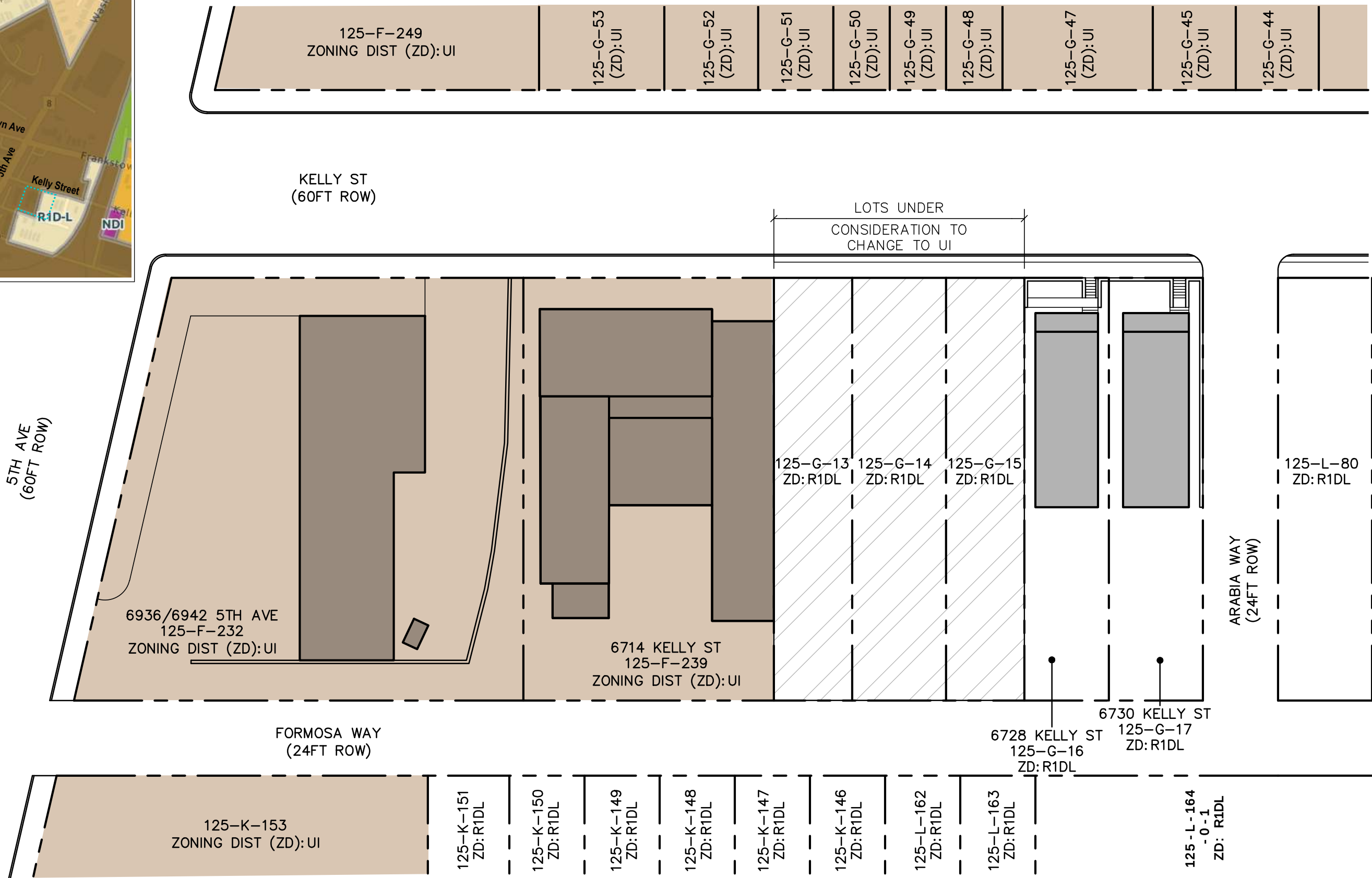
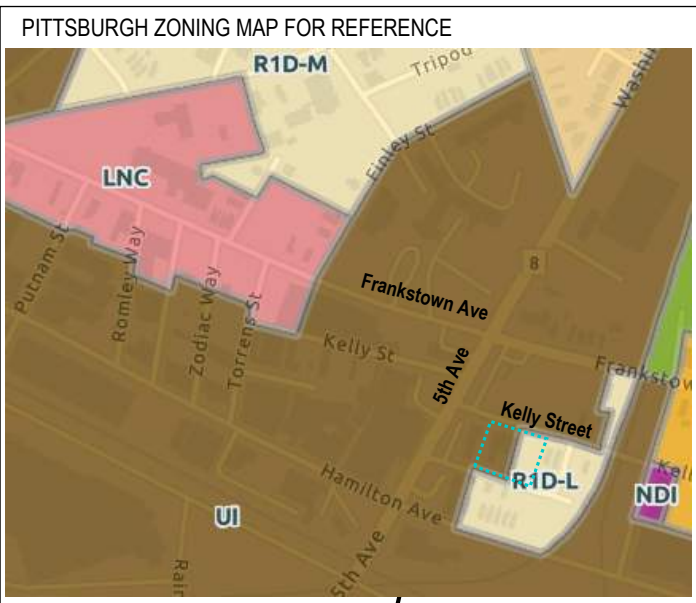
Description: Waiver of 15' residential compatibility standard rear setback requirement to provide a 5' setback.

Type of Request: Special Exception Code Section: 911.02

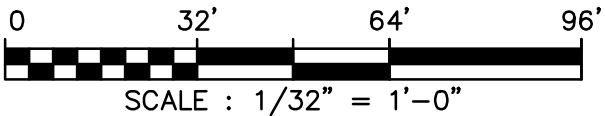
Description: Multi-unit residential is a special exception in the UI district.

Type of Request: Variance Code Section: 916.02B.1

Description: Variance requested to exceed the Residential Compatibility Standard height limit of 40' to a max height of 57'.



Kelly Street Zone Change Application



Site Plan



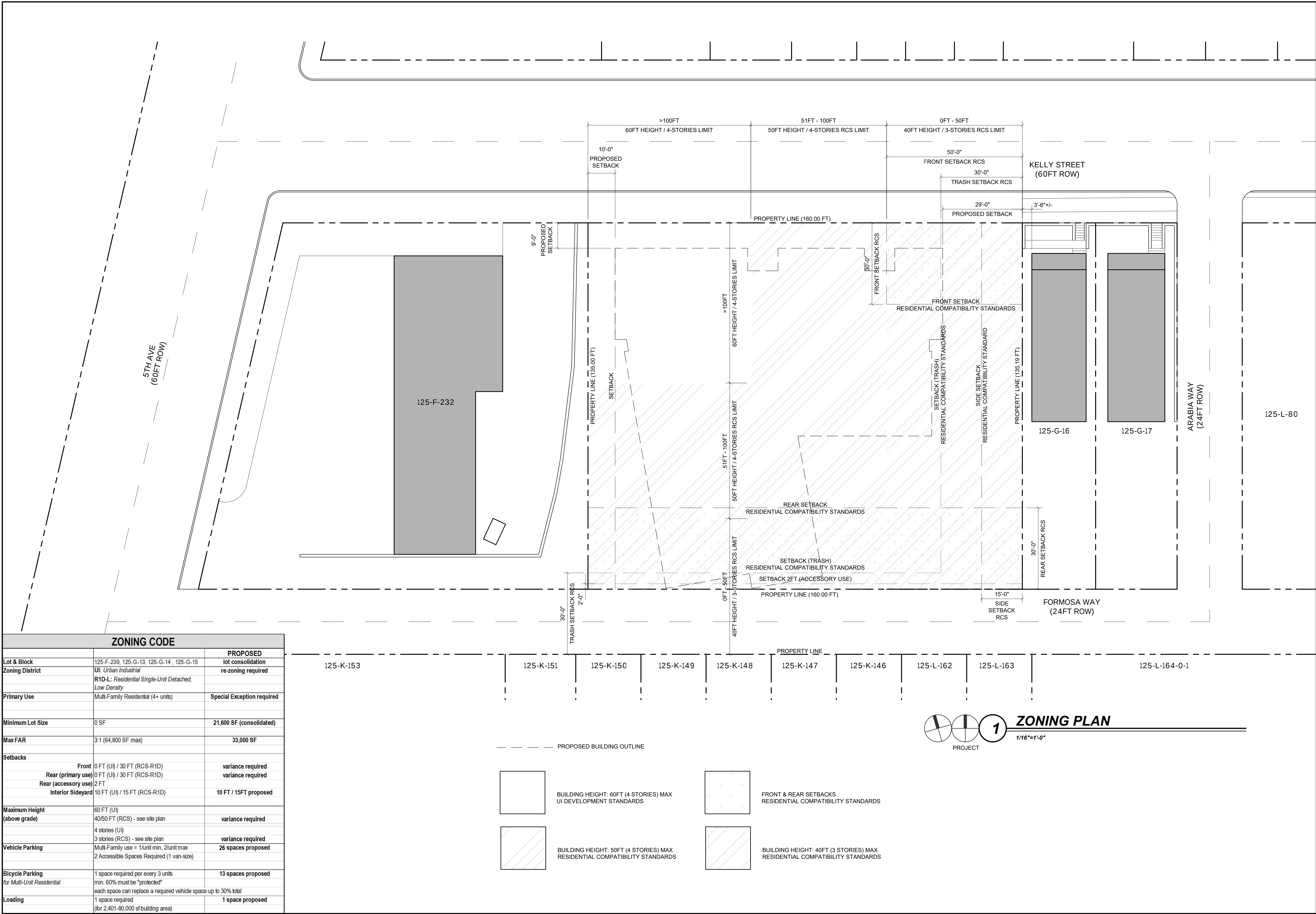
COPYRIGHT 2021
ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS
PROHIBITED WITHOUT THE WRITTEN CONSENT OF:
ROSS ARCHITECTS LLC

02.20.2026	06.29.2026
------------	------------

BDA site plan application

OBJECT NO.	CONTRACT
0590	12.06.2021
AWIN	CHECKED
CS	ADM

A1.00



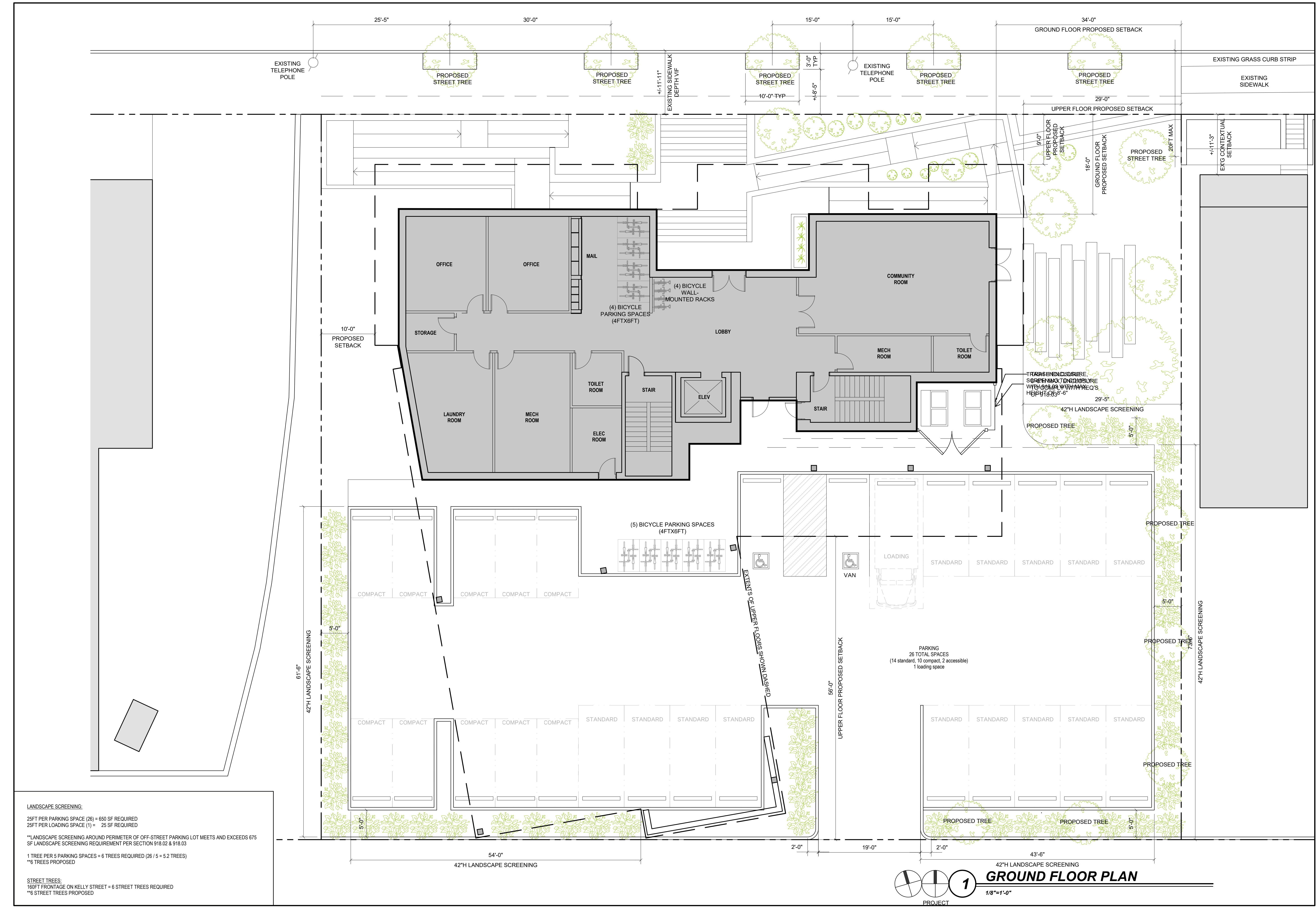


COPYRIGHT 2021
ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS
PROHIBITED WITHOUT THE WRITTEN CONSENT OF:
ROSS ARCHITECTS LLC

BDA site plan application	02.20.2026
BDA site plan application - response to comments	06.29.2026

SHEET NO. _____

A2.00





COPYRIGHT 2021
ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS
PROHIBITED WITHOUT THE WRITTEN CONSENT OF:
DGS ARCHITECTS LLC

et apartments
6714 kelly street
pittsburgh, pa 15208

PROPOSED BUILDING			
	QTY	SF (ea)	SF (total)
One-Bedroom Apartments	33	600	19,800
Two-Bedroom Apartments	5	900	4,500
Studio Apartments	0	330	0,000
Lobby & Community Space	1	1,685	1,685
Support Spaces	1	1,635	1,635
Circulation Space	3	1,000	3,000
Stair Towers & Elevator	3	500	1,500
SUBTOTAL			32,120
Parking Surface Area	1		9,650
TOTAL			41,770

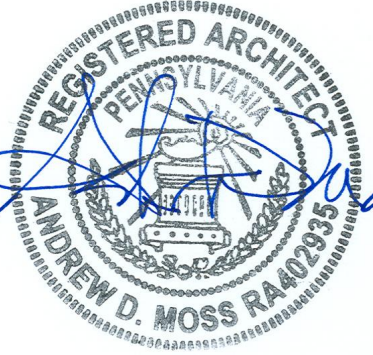
LEGEND:

STUDIO	1 BEDROOM	2 BEDROOM	CIRCULATION	SUPPORT
--------	-----------	-----------	-------------	---------




SECOND-THIRD FLOOR PLANS
 1/8"=1'-0" initial floor plan concept
 PROJECT

DATE	02.20.2026
ISSUED FOR	BDA site plan application BDA site plan application - response to comments
PROJECT NO. 210590 CONTRACT 12.06.2021	
DRAWN KCS CHECKED ADM	
SHEET TITLE SECOND—THIRD FLOOR PLAN	
SHEET NO. A2.01	



COPYRIGHT 2021
ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS
PROHIBITED WITHOUT THE WRITTEN CONSENT OF:
DSS ARCHITECTS LLC

et apartments
6714 kelly street
pittsburgh, pa 15208

PROPOSED BUILDING			
	QTY	SF (ea)	SF (total)
One-Bedroom Apartments	33	600	19,800
Two-Bedroom Apartments	5	900	4,500
Studio Apartments	0	330	0,000
Lobby & Community Space	1	1,685	1,685
Support Spaces	1	1,635	1,635
Circulation Space	3	1,000	3,000
Stair Towers & Elevator	3	500	1,500
SUBTOTAL			32,120
Parking Surface Area	1		9,650
TOTAL			41,770

LEGEND:

STUDIO	1 BEDROOM	2 BEDROOM	CIRCULATION	SUPPORT
--------	-----------	-----------	-------------	---------



 **FOURTH FLOOR PLAN**
1/8"=1'-0" initial floor plan concept

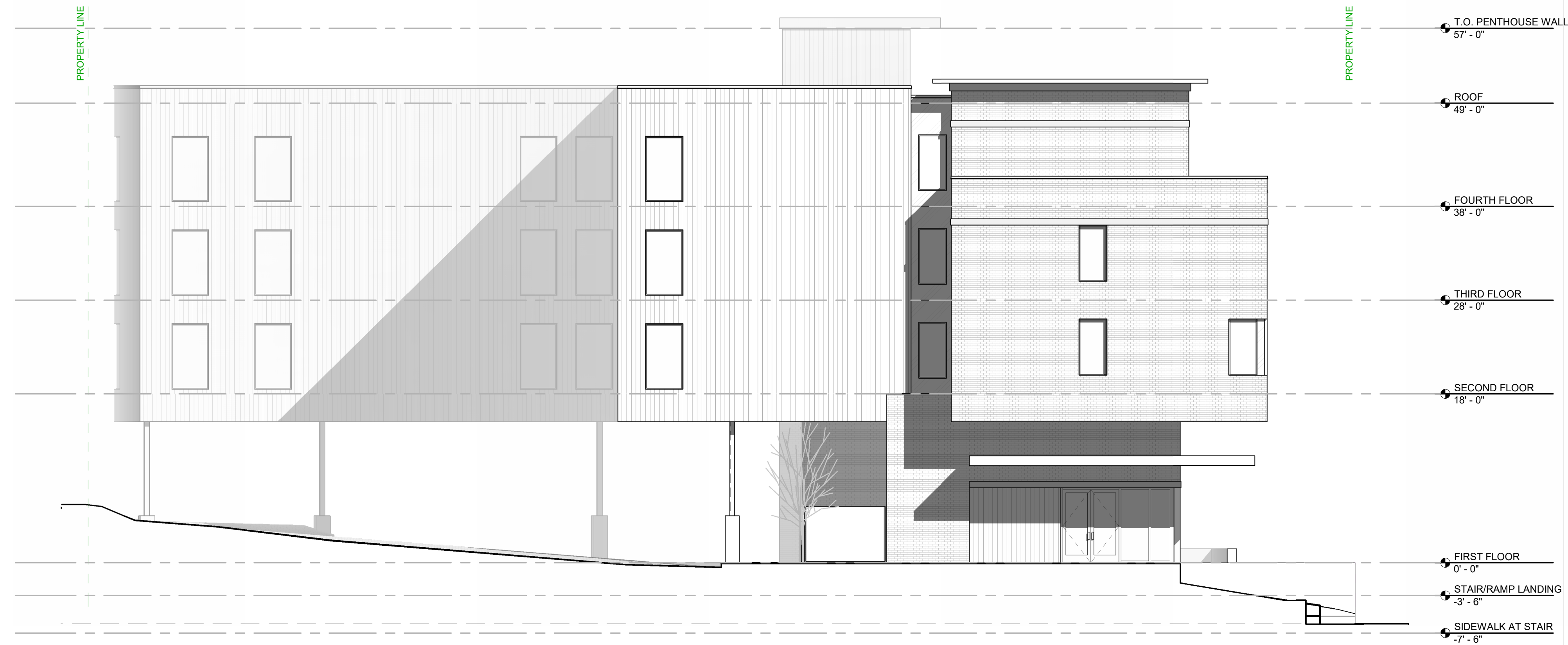
DATE	02.20.2026 06.29.2026
ISSUED FOR	BDA site plan application BDA site plan application - response to comments
PROJECT NO.	CONTRACT
210590	12.06.2021
DRAWN	CHECKED
KCS	ADM
SHEET TITLE	
FOURTH FLOOR PLAN	
SHEET NO.	
A2.02	



122 Penn Avenue
Pittsburgh, PA 15224
12.441.6400 ph
12.441.0723 fx
www.mossarc.com

COPYRIGHT 2025
 UNAUTHORIZED USE OF THESE DOCUMENTS IS
 PROHIBITED WITHOUT THE WRITTEN CONSENT OF:
 ARCHITECTS LLC

apartments
6714 kelly street
pittsburgh, pa 15208



2 BUILDING ELEVATION: EAST



1 BUILDING ELEVATION: NORTH
1/8" = 1'-0"

DATE	06.29.2026	
ISSUED FOR	BDA site plan application - response to comments	
PROJECT NO.	210590	
	CONTRACT	
DRAWN	NZC	
	CHECKED	
		Checker
SHEET TITLE		
EXTERIOR ELEVATIONS		
SHEET NO.		

A3.00

