City of Pittsburgh
Department of City Planning

Zoning and Development Review
ZBA Requests Supplement

## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2026-08523

Project Description: Parking variance & Special Exception for use

Case Review Date: October 2026

### 2. SITE INFORMATION

Development Address: 24-28 Eleanor St

Parcel (s): 12-R-170, 12-R-169, 12-R-168

Zoning Designation: H

Neighborhood: South Side Slopes

Registered Community Organization: South Side Slopes Neighborhood Association

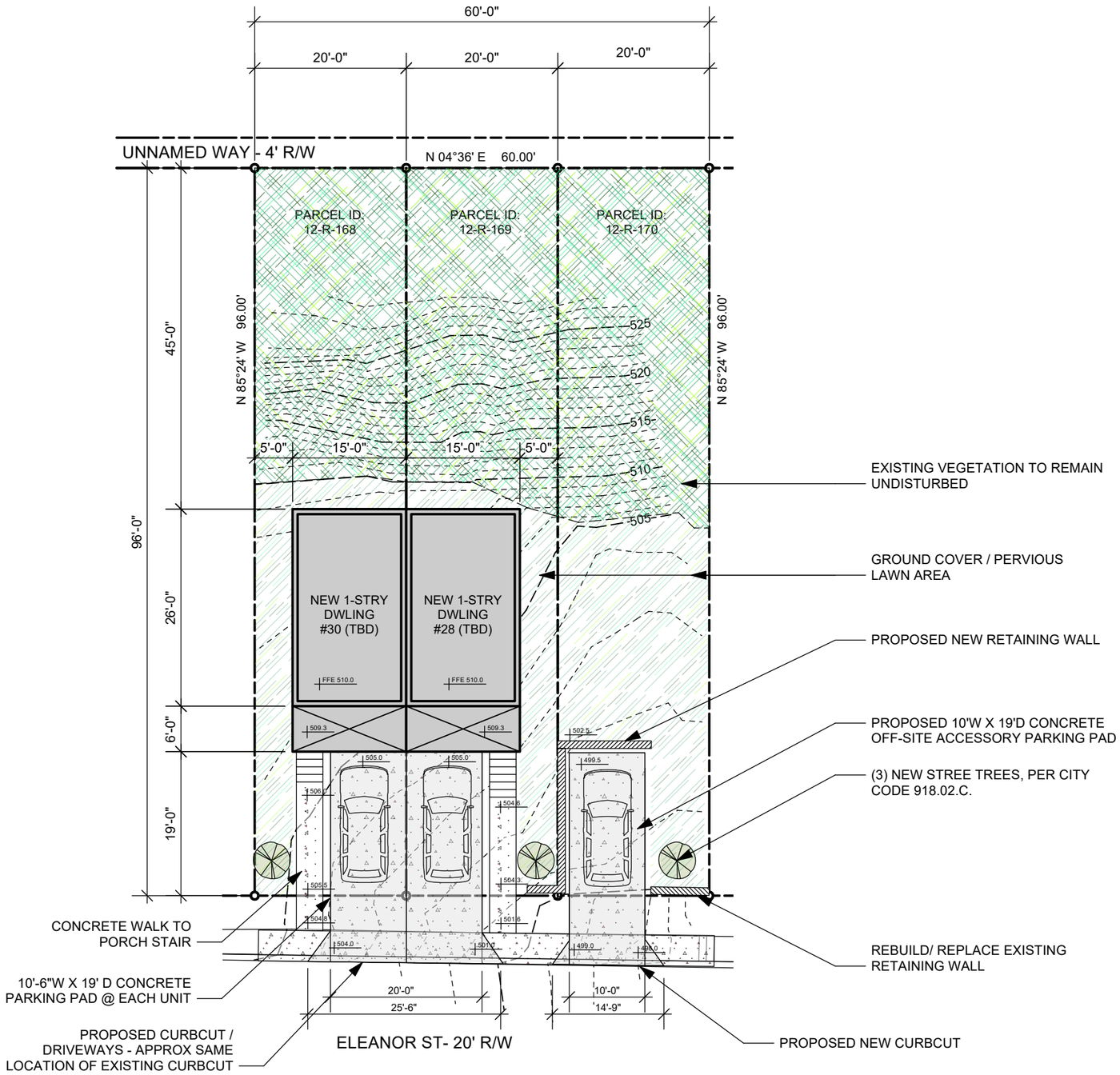
Date of Development Activities Meeting: n/a

## B. ZBA REQUESTS

Type of Request: Variance, Special Exception

Code Section: 912.04.L(3), 911.02

Description: Proposed front-yard parking is located in front of the primary structures. 1-Unit Attached Residential is permitted via Special Exception in H districts.




1 PROPOSED SITE DEVELOPMENT PLAN

SITE PLAN BASED ON SURVEY DRAWNG No. 27964-A, PREPARED BY HARIS ENGINEERING AND SURVEYING

**SLOPE STABILITY CONSIDERATIONS:**

LANDSLIDE-PRONE AND STEEP-SLOPE OVERLAY CONSIDERATIONS:
SEE GEOTECHNICAL REPORT BY PS&R, DATED 8/19/2026

PER ANALYSIS AND RECOMMENDATIONS, PROPOSED HOMES CAN BE CONSTRUCTED ON SHALLOW FOUNDATION SYSTEM, BEARING ON COMPACTED, ENGINEERED FILL OR EXISTING SILTSTONE OR SHALE BEDROCK.

**PROPOSED VEGETATION:**

PROPOSED STREET TREES:
SPIRE SARGENT CHERRY, PRUNUS SARGENTII
MIN SIZE: 2" CAL. 6'H MIN

PROPOSED GROUND COVERS:
PENNSYLVANIA SEDGE (OAK SEDGE), CAREX PENSYLVANICA
GRASS / LAWN: KENTUCKY BLUEGRASS, TALL FESCUE, FINE FESCUES BLEND

**DOMI CURB-CUT APPLICATIONS**
APPLICATIONS PENDING

**ADDRESSING REQUIRED:**
APPLICATIONS PENDING

**SWM PERMIT APPLICATION REQUIRED:**
APPLICATION PENDING

REGISTERED ARCHITECT PENNSYLVANIA ERIK ARTHUR HARLESS RA016827

PLANNING REVIEW SUBMISSION

| | | | |
|---|---|---|---|
| PROJECT | Eleanor Street Homes | | PROJECT # HD2540 |
| CLIENT | Riva Ridge Property Management | DATE # 9/15/2026 | DWG # L2 |
| DWG | SITE AND LANDSCAPE PLAN | SCALE 1/16" = 1'-0" | |
| | | DRAWN EH | |
| | | CHKD EH | REVISION |

PORCH SHED ROOF EXTENSION FROM MAIN ROOF

GABLE ROOF DORMER AT FRONT WITH CLERESTORY WINDOWS OPEN TO GREAT ROOM BELOW



NEW STREET TREES WITHIN YARD SPACE

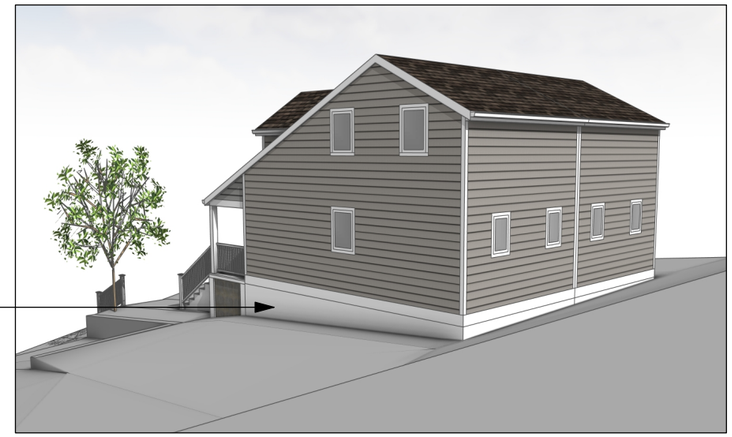
SITE WALL AND ACCESSORY PARKING PAD ON ADJACENT PARCEL

SLOPED DRIVEWAY APRON TO FRONT PARKING PAD, STAIRS TO FRONT WALK

1 EXTERIOR FRONT ELEVATION VIEW - EAST FACADES
Scale: N/A

SALT-BOX MAIN ROOF SHAPE, SLOPE ORIENTATION FRONT TO BACK





VENTED CRAWL-SPACE ON CONCRETE PIER FOUNDATION SYSTEM - MINIMAL EXCAVATION

2 EXTERIOR SIDE AND REAR ELEVATION VIEW
Scale: N/A

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| PROJECT | Eleanor Street Homes | | PROJECT # HD2540 |
| CLIENT | Riva Ridge Property Management | DATE # 9/15/2026 | DWG # |
| | | SCALE 1:1 | A3 |
| DWG | EXTERIOR RENDERINGS | DRAWN EH | |
| | | CHKD EH | REVISION |