



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

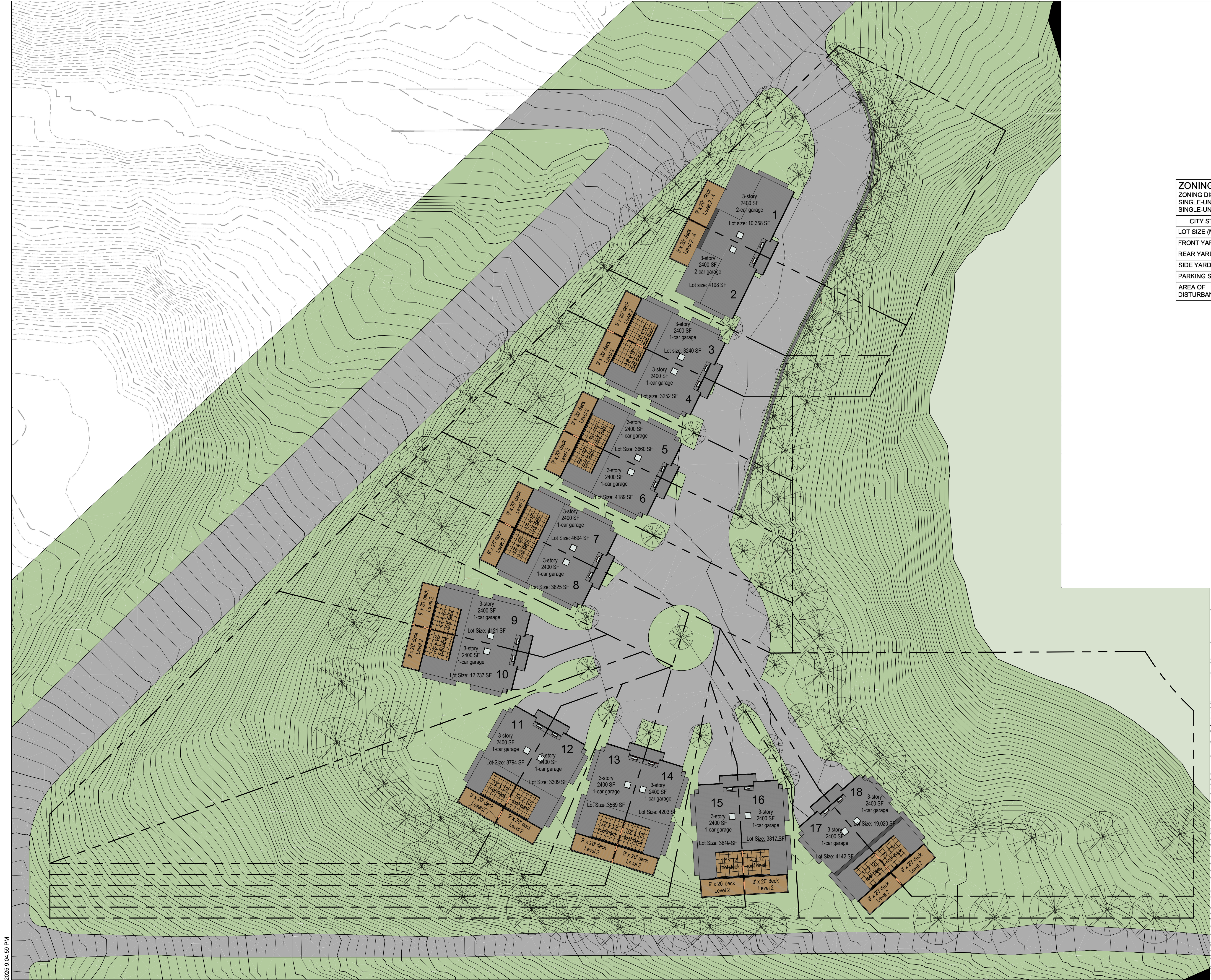
Date of Development Activities Meeting: February 3, 2026

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.



LEGEND	
	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
	EXISTING SLOPE GREATER OR EQUAL TO 2H:1V
	OHERN ST. - NOT RECOMMENDED FOR MEANS OF ACCESS.

- NOTES:
- EXISTING CONDITIONS BASED OFF "PLAN OF PROPERTY WITH TOPOGRAPHY" BY TAIT ENGINEERING, INC DATED 09/24/2024.
 - ALL DEVELOPABLE PARCELS ARE WITHIN THE LANDSLIDE-PRONE AND STEEP SLOPE OVERLAY DISTRICTS.
 - OHERN STREET HAS AN APPROXIMATE GRADE OF 25%, TYPICAL CARTWAY WIDTH OF 10 FEET, AND IS IN POOR CONDITION. USING OHERN STREET IN ITS CURRENT CONDITION FOR ACCESS TO THE PROPOSED DEVELOPMENT IS NOT RECOMMENDED.

ZONING REQUIREMENTS		
ZONING DISTRICT: HILLSIDE (H)		
SINGLE-UNIT ATTACHED RESIDENTIAL (SPECIAL EXCEPTION)		
SINGLE-UNIT DETACHED RESIDENTIAL (ADMIN EXCEPTION)		
CITY STANDARD	REQUIRED	PROVIDED
LOT SIZE (MIN.)	3,200 SF	TBD
FRONT YARD SETBACK	NONE	10 FT MIN.
REAR YARD SETBACK	NONE	39 FT MIN.
SIDE YARD SETBACK	NONE	7 FT MIN.
PARKING SPACES	0 MIN./56 MAX.	0
AREA OF DISTURBANCE	50% MAX.	±46% (PARCEL 1, 2, 3, & 4)



NOT FOR CONSTRUCTION



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Client: Costello Management
Buena Vista Townhomes

Buena Vista & Oheren Sts
Pittsburgh, PA 15212

Permit Drawings

Description	No.	Date

Date 11.10.2025
Hart Arch Project No. 1502.123

Site Plan

SITE-1.1