



To: Property owners along or near the river front
From: Andrea Lavin Kossis, Department of City Planning
Date: December 18, 2015
Re: Zoning: Riverfront Interim Planning Overlay District Proposal

You are receiving this notice because you own property within the boundary of a proposed zoning change, or you own property within 150 feet of the proposed zoning change (see map on page 4).

The Department of City Planning requests your participation in a zoning initiative called the **Riverfront Interim Planning Overlay District**. The majority of parcels with proximity to the riverfront are currently zoned Urban Industrial, which was crafted to fit the manufacturing and industrial activities that used to predominate the rivers. However, those uses are being replaced with residential, commercial and mixed-use projects – and the Urban Industrial zoning is not sufficient to guide development in line with Pittsburgh's vision for its riverfronts and neighborhoods.

The City will be creating new, permanent zoning for riverfronts that reflect Pittsburgh's goals for its riverfronts. While this planning is underway, we wish to provide extra public scrutiny of development projects happening in these areas. In partnership with community stakeholders we have prepared an Interim Planning Overlay District (IPOD) that accomplishes the goals of the Interim Planning Overlay District section of the City's zoning code. It will create opportunities for the public to provide input on development projects, ensure neighborhood access to the riverfronts, and address transportation while the new permanent zoning district is being crafted.

You can find more information about the Riverfront IPOD, including the proposed text and a more detailed boundary map, in our website at <http://pittsburghpa.gov/dcp/zoning/ipod/ipod5> or in person at 200 Ross St, 4th Floor. Instituting the IPOD is a zone change process, and requires a public process. We will be holding **two** public meetings to present the IPOD and answer your questions. Community members and property owners are invited to attend and offer input. The meetings will be:

6:00 PM, Monday, January 11th, 2016
Pittsburgh Public Market (Strip District)
2401 Penn Avenue, 15222

6:00 PM, Wednesday, January 13th, 2016
South Side Market House (South Side)
S 12th & Bingham Streets, 15203

We will present the proposed Riverfront IPOD to the Pittsburgh City Planning Commission. Based on the proposal and citizen input, Planning Commission will take action on the proposed zoning changes and make a recommendation to City Council. The Planning Commission requests citizen testimony, either in the form of testimony at the hearing or in writing using the enclosed response form. The public hearing will be:

2:00 p.m. Tuesday, February 9, 2016
200 Ross Street, First Floor (Downtown)

Only with your active participation as concerned citizens can we ensure that the zoning changes best serve the needs of the community. If you have any questions about zoning, about how to participate in the process, or need help reading the map, please contact me at 412.255.2223 or andrea.lavinkossis@pittsburghpa.gov. Interpreters for the hearing impaired will be provided with 4 days' notice by contacting Richard Meritzer at 412.255.2102.



Who do I call if I have a question?

If you want to know...	Call...
<ul style="list-style-type: none"> • How to understand the zoning map • How this change may affect your property 	Andrea Lavin Kossis, Riverfront Development Coordinator, 412-255-2223
<ul style="list-style-type: none"> • How to apply for a Certificate of Occupancy • More about the Zoning Code 	Division of Development Administration and Review, 412-255-2241
<ul style="list-style-type: none"> • Whether or not you have a Certificate of Occupancy (not required for single-family homes) 	Department of Permits, Licenses, and Inspections; File Room, 412-255-2195

Frequently Asked Questions about Non-conforming Uses

If the zoning change will result in a more restrictive zoning designation for my property, can I maintain the existing use of my property?

Yes. If you currently have a Certificate of Occupancy on file for the current use of your property, you do not need to do anything as a result of the zoning change.

How do I know if I have a Certificate of Occupancy?

Call the Department of Permits, Licenses, and Inspections File Room at (412) 255-2195. You do not need a Certificate of Occupancy for a single-family home.

What if I do not have a Certificate of Occupancy?

You can file for a Certificate of Occupancy at the Department of City Planning, Zoning and Development Review Division (200 Ross Street, 3rd Floor (412) 255-2241). The zoning counter is open from **8:00 AM to 3:00 PM, Monday through Friday**. Please bring two checks and if you have one, a survey or plot plan of your property. You should allow a half an hour for the transaction. Your application will be reviewed; it may or may not be approved at that time. Obtaining an occupancy permit will allow the continuation of your use of the property, which will be known as a "legal non-conforming use" if the zoning changes.

Guidelines for Testifying at City Planning Commission

Testimony presented by individuals will be limited to three minutes per person. Those intending to testify on behalf of an organization/group shall provide a "letter of authorization" from the appropriate duly appointed officers before testifying. Prepared comments or reports in printed form may be presented to the commission to support testimony or in lieu of testimony.

Access to the Zoning Code

View a complete copy of the zoning ordinance on the City of Pittsburgh's website: <http://pittsburghpa.gov/dcp/zoning/zoning-code>. A copy of the full zoning ordinance is also available for inspection at the Department of City Planning, Zoning & Development Review Division, 200 Ross Street, 3rd Floor.



Can't attend the hearing? Please send us your comments.

RIVERFRONT INTERIM PLANNING OVERLAY DISTRICT

RESPONSE FORM

Name: _____

Mailing Address: _____

I am / We are

I am / We are

- in favor of this proposal
- opposed to this proposal

- tenant of
- owner of
- agent having power of attorney over

Property located at:

_____ Pittsburgh, PA 152__

Comments Regarding the Zoning Proposal:

Signature _____ Date _____

Please mail to:

Andrea Lavin Kossis, Department of City Planning
200 Ross Street, 4th Floor, Pittsburgh, PA 15219

The form may be **faxed** to (412) 255-2838.

We will accept **e-mail** responses. Send e-mail containing the information requested on this form to: andrea.lavinkossis@pittsburghpa.gov.