**PLAN OF LOTS REPORT**

**PIUS X, DCP-LOT-2021-00866**

**PROPERTY:** 3040 Pioneer Avenue, 19th Ward  
**OWNER:** St Pius X Catholic Church  
**ZONING:** R1D-M, R2-H  
**ACTION REQUIRED:** Final Approval of proposed Lot Line Revision  
**DATE:** July 13, 2021  
**SUBMITTED TO:** The Planning Commission of the City of Pittsburgh  
**FROM:** The Zoning Administrator

---

**FINDINGS OF FACT**

1. Proposed subdivision of two parcels into three parcels.

2. The proposed lot R-A-1 would have 225’ of frontage on Pioneer Avenue, 96’ of frontage on Kenilworth Avenue and would be 129,170 SF in area.

3. The proposed lot B-1 would have 78’ of frontage on Pioneer Avenue, 99’ of frontage on Waddington Avenue and would be 5,422 sf in area.

4. The proposed lot B-2 would have 98’ of frontage on Pioneer Avenue and would be 8,488 sf in area.

5. The Pius X Church Campus is on the Subject Property.

6. This is a major subdivision which was first reviewed by the Planning Commission on May 4, 2021

---

**RECOMMENDED MOTION**

*Pius X Subdivision,* 19th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, **BE APPROVED** and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

---

**SUBMITTED BY:** S/DANIEL SCHEPPKE  
Daniel Scheppke, Zoning Code Administration Officer

---

**PLANNING COMMISSION**

**JULY 13, 2021**
PROPERTY: Western Avenue, 21st Ward
OWNER: Western Avenue Associates
ZONING: UNC
ACTION REQUIRED: Final Approval of proposed Lot Line Revision
DATE: July 13, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Proposed consolidation of nine parcels into two parcels.

2. The proposed lot 1 would have 130’ of frontage on Fulton Street, 130’ of frontage on Manhattan Avenue, 385’ of frontage on Manhattan Avenue and would be 52,383 sf in area.

3. The proposed lot 2 would have 119’ of frontage on Manhattan Street and would be 9,598 sf in area.

4. Two office buildings and a parking lot are located on the Subject Property.

5. This is a major subdivision which was first reviewed by the Planning Commission on June 29, 2021.

RECOMMENDED MOTION
Western Avenue Consolidation, 21st Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

SUBMITTED BY: S/DANIEL SCHEPPKE
Daniel Scheppke, Zoning Code Administration Officer

PLANNING COMMISSION
JULY 13, 2021
PLAN OF LOTS REPORT
5711 FORWARD AVENUE, DCP-LOT-2021-00840

PROPERTY: 5711 Forward Avenue, 14th Ward
OWNER: Philip Coblitz
ZONING: R2-L, P, LNC
ACTION REQUIRED: Final Approval of proposed Lot Line Revision
DATE: July 13, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Proposed lot line revision involving three lots.

2. The proposed lot 1 would have 520’ of frontage on Forward Avenue and would be 52,841 sf in area.

3. The proposed lot 2 would have 137’ of frontage on Forward Avenue and would be 12,087 sf in area.

4. The proposed lot 3 would have 98’ of frontage on Pocusset Street and would be 6,548 sf in area.

5. An automotive repair business is located on the Subject Property.

6. This is a major subdivision which was first reviewed by the Planning Commission on June 29, 2021.

RECOMMENDED MOTION
5711 Forward Avenue Lot Line Revision, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on June 29, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

SUBMITTED BY: S/DANIEL SCHEPPKE
Daniel Scheppke, Zoning Code Administration Officer

PLANNING COMMISSION
JULY 13, 2021
2246 BROWNSVILLE ROAD, DCP-LOT-2021-00941

PROPERTY: 2246 Brownsville Road, 29th Ward
OWNER: Rita Butler, John Organisak
ZONING: R1D-H
ACTION REQUIRED: Approval of proposed lot line revision.
DATE: July 13, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Lot line revision involving two parcels.
2. The revised lot 1 would have 65’ of frontage on Brownsville Road and would be 9,619 sf in area.
3. The revised lot 2 would have 60’ of frontage on Brownsville Road and would be 11,271 sf in area.
4. No new parcels are created in this plan.
5. Two houses are located on the Subject Property.

RECOMMENDED MOTION
2246 Brownsville Road Lot Line Revision, 29th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

SUBMITTED BY: S/DANIEL SCHEPPKE
Daniel Scheppke, Zoning Code Administration Officer

PLANNING COMMISSION
JULY 13, 2021
PLAN OF LOTS REPORT
CASSATT STREET, DCP-LOT-2021-00227

PROPERTY: Cassatt Street, Ward 3
OWNER: Housing Authority of Pittsburgh
ZONING: RM-M
ACTION REQUIRED: Approval of proposed lot line revision.
DATE: July 13, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Proposed lot line revision involving two parcels
2. The revised lot 1 would have 19.5’ of frontage on Cassatt Street and would be 1,101 sf in area.
3. The revised lot 2 would have 19.5’ of frontage on Cassatt Street and would be 1,101 sf in area.
4. No new parcels are created in this plan.
5. The Subject Property is currently vacant.

RECOMMENDED MOTION
Cassatt Street Lot Line Revision, 3rd Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

SUBMITTED BY: S/DANIEL SCHEPPE
Daniel Scheppke, Zoning Code Administration Officer

PLANNING COMMISSION
JULY 13, 2021
Devilliers Street, DCP-LOT-2021-00228

PROPERTY: Devilliers Street, 5th Ward
OWNER: Urban Redevelopment Authority of Pittsburgh
ZONING: RP
ACTION REQUIRED: Approval of proposed subdivision.
DATE: July 13, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Proposed subdivision of five parcels into eight parcels.
2. The proposed lot 15 would have 23’ of frontage on Devilliers Street and would be 2,176 sf in area.
3. The proposed lot 16 would have 22’ of frontage on Devilliers Street and would be 2,081 sf in area.
4. The proposed lot 17 would have 23’ of frontage on Devilliers Street and would be 2,129 sf in area.
5. The proposed lot 18 would have 23’ of frontage on Devilliers Street and would be 2,129 sf in area.
6. The proposed lot 19 would have 23’ of frontage on Devilliers Street and would be 2,129 sf in area.
7. The proposed lot 20 would have 20’ of frontage on Devilliers Street and would be 1,892 sf in area.
8. The proposed lot 21 would have 23’ of frontage on Devilliers Street and would be 2,129 sf in area.
9. The proposed lot 22 would have 25’ of frontage on Devilliers Street and would be 2,336 sf in area.
10. The Subject Property is currently vacant.

RECOMMENDED MOTION
Devilliers Street Subdivision, 5th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

SUBMITTED BY: s/Daniel Scheppke
Daniel Scheppke, Zoning Code Administration Officer
1104 Pocono Street, DCP-LOT-2021-00991

PROPERTY: 1104 Pocono Street, 14th Ward
OWNER: James Short
ZONING: Swissshelm Park
ACTION REQUIRED: Approval of proposed consolidation.
DATE: July 13, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Proposed consolidation of two parcels into one parcel.

2. The proposed Lot 1 would have 73’ of frontage on Pocono Street and would be 7,040 sf in area.

3. A house is located on the Subject Property.

RECOMMENDED MOTION

1104 Pocono Street Consolidation, 14th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

SUBMITTED BY: S/DANIEL SCHEPPE
Daniel Schepke, Zoning Code Administration Officer

PLANNING COMMISSION
JULY 13, 2021
PLAN OF LOTS REPORT
335 MAIN STREET, DCP-LOT-2021-01007

PROPERTY: 335 Main Street, 9th Ward
OWNER: Joseph Karlovits
ZONING: R1A-H
ACTION REQUIRED: Approval of proposed consolidation.
DATE: July 13, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Proposed consolidation of three parcels into two parcels.
2. The proposed Lot 1 would have 34’ of frontage on Main Street and would be 2,759 sf in area.
3. A house is located on the Subject Property.

RECOMMENDED MOTION
335 Main Street Consolidation, 9th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on May 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

SUBMITTED BY: S/DANIEL SCHEPPKE
Daniel Schepke, Zoning Code Administration Officer
PLAN OF LOTS REPORT
1039 ARLINGTONT AVE, DCP-LOT-2021-01008

PROPERTY: 1039 Arlington Avenue, 18th Ward
OWNER: Micheal Kosko
ZONING: H
ACTION REQUIRED: Approval of proposed consolidation.
DATE: July 13, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Proposed consolidation of two parcels into one parcel.
2. The proposed Lot 1 would have 50’ of frontage on Arlington Avenue and would be 4,604 sf in area.
3. A house is located on the Subject Property.

RECOMMENDED MOTION
1039 Arlington Avenue Consolidation, 18th Ward, City of Pittsburgh, County of Allegheny, received by the Planning Commission on July 13, 2021, BE APPROVED and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

SUBMITTED BY: S/DANIEL SCHEPPKE
Daniel Schepke, Zoning Code Administration Officer