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Division of Zoning and Development Review

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Zoning Board of Adjustment Hearing Agenda for SEPTEMBER 4, 2025

Board meetings will be hosted on Zoom and streamed on YouTube Live on the [Pittsburgh City Planning YouTube page](#). To join the Zoom webinar, use the link: <https://us02web.zoom.us/j/85171125255> or call 301-715-8592 with Webinar ID: 851 7112 5255. If you are not planning to testify, please watch the YouTube Live stream to allow those testifying to be able to join the meeting.

To attend in-person: The meeting will be held in the lower level of 412 Boulevard of the Allies

Information about each agenda item is posted on the [Virtual Zoning Board of Adjustment page](#). To provide public comment, you can:

- Join the virtual meeting and use raise hand function to request to speak.
- Call into the meeting on your phone and use raise hand function by pressing \*9.

Zoning Board of Adjustment notices are online at <https://pittsburghpa.gov/dcp/upcoming>

Anyone who requires an accommodation for effective communication or a modification of policies or procedures to participate in a program, service, or activity provided by the City of Pittsburgh should contact the City ADA Coordinator as soon as possible but no later than two business days before the event: [ada@pittsburghpa.gov](mailto:ada@pittsburghpa.gov)

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**Date of Hearing:** September 4, 2025  
**Time of Hearing:** 9:00 am  
**Zone Case:** 102 of 2025

172 Maxwell Way

**Zoning District:** R1A-H  
**Ward:** 12  
**Council District:** 9  
**Neighborhood:** Larimer

BDA-2024-06630

Renovation of existing garage

**Variance:** Section 911.02

Use of Garage for unlisted use similar to vehicle repair or warehouse

**Past Cases & Decisions:**

**Notes:**

N/A

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**Date of Hearing:** September 4, 2025

**Time of Hearing:** 9:10 am

**Zone Case:** 107 of 2025

Wagner Street

**Zoning District:** P

**Ward:** 16

**Council District:** 4

**Neighborhood:** Carrick

BDA-2025-06857

Construction of monopole telecommunication tower

**Special Exception:** Section 911.02

Communication Tower, Class B in P District

**Variance:** Section 911.04.A.13(c)(1)(iiii)

Communication towers shall be set back a minimum 300' from a R-Zoned lot; 83' setback proposed

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**Date of Hearing:** September 4, 2025

**Time of Hearing:** 9:20 am

**Zone Case:** 108 of 2025

1111 Middle Street

**Zoning District:** R1A-VH

**Ward:** 23

**Council District:** 1

**Neighborhood:** East Allegheny

BDA-2024-00158

Deck

**Variance:** 903.03.E.2

5' interior side setback required; 0' proposed

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**Date of Hearing:** September 4, 2025

**Time of Hearing:** 9:30 am

**Zone Case:** 113 of 2025

1304 Manhattan Street

**Zoning District:** R1A-H

**Ward:** 21

**Council District:** 6

**Neighborhood:** Manchester

BDA-2024-07874

Change of use of former church to 12-unit multi-unit residential building

**Variance:** Section 911.02

Multi-unit residential prohibited in R1A-H District

**Variance:** Section 903.03.D

5' side setback required; 3' proposed for parking area, 1' proposed for dumpster

**Special Exception:** Section 916.04.B

Waiver of 30' residential compatibility dumpster setback requirement

**Special Exception:** Section 916.04.C

Waiver of 15' residential compatibility Parking Area setback requirement

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**Date of Hearing:** September 4, 2025

**Time of Hearing:** 9:40 am

**Zone Case:** 114 of 2025

1500 Chateau Street

**Zoning District:** R2-H

**Ward:** 21

**Council District:** 6

**Neighborhood:** Manchester

BDA-2025-03062

Addition to existing manufacturing use

**Variance:** Section 921.03.A.1.a.1

Expansion of non-conforming manufacturing and assembly use by more than 15%