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Division of Zoning and Development Review

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Zoning Board of Adjustment Hearing Agenda for JUNE 12, 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:** June 12, 2025  
**Time of Hearing:** 9:00 am  
**Zone Case:** 79 of 2025

822 Idlewood Avenue

**Zoning District:** R2-L  
**Ward:** 28  
**Council District:** 2  
**Neighborhood:** East Carnegie

BDA-2025-02490

Child Care

**Special Exception:** Section 911.02

Child Care (General) is a special exception in the R2-L District

**Past Cases &  
Decisions:**

**Notes:**

N/A

<p> <b>Date of Hearing:</b> June 12, 2025  <b>Time of Hearing:</b> 9:10 am  <b>Zone Case:</b> 74 of 2025 </p> <p>1901 Brighton Road</p> <p> <b>Zoning District:</b> UI  <b>Ward:</b> 25  <b>Council District:</b> 6  <b>Neighborhood:</b> California-Kirkbride </p> <p>BDA-2025-04274</p> <p>Chicken Coop</p> <p><b>Variance:</b> Section 912.07.B(17)</p> <p>Poultry-keeping is permitted in an urban agriculture with animals (accessory) use only when there is an occupied residence. Chicken coop proposed without an occupied residence on site</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p><b>Notes:</b></p> <p>N/A</p>
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<p> <b>Date of Hearing:</b> June 12, 2025  <b>Time of Hearing:</b> 9:20 am  <b>Zone Case:</b> 52 of 2025 </p> <p>725 Chislett Street</p> <p> <b>Zoning District:</b> R2-M  <b>Ward:</b> 11  <b>Council District:</b> 9  <b>Neighborhood:</b> East Liberty </p> <p>BDA-2025-01926</p> <p>Detached Garage</p> <p><b>Variance:</b> Section 912.04.L</p> <p>Front yard parking prohibited; garage located in front yard proposed</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p><b>Notes:</b></p> <p>N/A</p>
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<p> <b>Date of Hearing:</b> June 12, 2025  <b>Time of Hearing:</b> 9:30 am  <b>Zone Case:</b> 65 of 2025 </p> <p>5312 Lotus Way</p> <p> <b>Zoning District:</b> R1A-VH  <b>Ward:</b> 10  <b>Council District:</b> 7  <b>Neighborhood:</b> Upper Lawrenceville </p> <p>BDA-2025-03892</p> <p>Retaining Wall</p> <p><b>Variance:</b> Section 915.02.A.1.e</p> <p>10' maximum retaining wall height; 14' high retaining wall proposed</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p><b>Notes:</b></p> <p>N/A</p>
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<p> <b>Date of Hearing:</b> June 12, 2025  <b>Time of Hearing:</b> 9:40 am  <b>Zone Case:</b> 69 of 2025 </p> <p>1421 Wightman Street</p> <p> <b>Zoning District:</b> R2-L  <b>Ward:</b> 14  <b>Council District:</b> 8  <b>Neighborhood:</b> Squirrel Hill North </p> <p>BDA-2025-03892</p> <p>Second story addition to existing detached garage</p> <p><b>Variance:</b></p> <p>15'/1-story maximum accessory structure height; 21'-4"/ 2-story height proposed</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p><b>Notes:</b></p> <p>N/A</p>
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<p> <b>Date of Hearing:</b> June 12, 2025  <b>Time of Hearing:</b> 9:50 am  <b>Zone Case:</b> 66 of 2025 </p> <p>7926 Frankstown Avenue</p> <p> <b>Zoning District:</b> LNC  <b>Ward:</b> 13  <b>Council District:</b> 9  <b>Neighborhood:</b> East Hills </p> <p>BDA-2025-03409</p> <p>USE OF APPROX 3,825 ON FIRST FLOOR AND APPROX 5,180 SQ. FT. IN BASEMENT AS UNLISTED (RESTAURANT, GENERAL) FOR BANQUET HALL.</p> <p><b>Special Exception:</b> Section 911.02</p> <p>Restaurant (General) is a special exception in LNC District</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p><b>Notes:</b></p> <p>N/A</p>
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<p> <b>Date of Hearing:</b> June 12, 2025  <b>Time of Hearing:</b> 10:00 am  <b>Zone Case:</b> 70 of 2025 </p> <p>2601 Chartiers Avenue</p> <p> <b>Zoning District:</b> UI  <b>Ward:</b> 20  <b>Council District:</b> 2  <b>Neighborhood:</b> Crafton Heights </p> <p>BDA-2024-05752</p> <p>Construction of new structure for dental office</p> <p><b>Variance:</b> Section 904.07.C</p> <p>10' exterior side yard setback required; 0' requested</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p><b>Notes:</b></p> <p>N/A</p>
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<p> <b>Date of Hearing:</b> June 12, 2025  <b>Time of Hearing:</b> 10:10 am  <b>Zone Case:</b> 67 of 2025         </p> <p>2112 Sidney Street</p> <p> <b>Zoning District:</b> LNC  <b>Ward:</b> 16  <b>Council District:</b> 3  <b>Neighborhood:</b> South Side Flats         </p> <p>BDA-2025-02110</p> <p>Renovation of existing 54-Unit Apartment building</p> <p><b>Variance:</b> Section 914.02</p> <p>54 parking spaces required; 25 spaces requested</p>	<p><b>Past Cases &amp; Decisions:</b></p> <p><b>Notes:</b></p> <p>N/A</p>