
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for JULY 3, 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

Date of Hearing: July 3, 2025
Time of Hearing: 9:00 am
Zone Case: 84 of 2025

158 41st Street

Zoning District: R1A-VH
Ward: 9
Council District: 7
Neighborhood: Central Lawrenceville

BDA-2025-04568

Change of Use from warehouse to office

Special Exception: Section 921.02.A.4

Change of Non-Conforming Use

**Past Cases &
Decisions:**

Notes:

N/A

Date of Hearing: July 3, 2025

Time of Hearing: 9:10 am

Zone Case: 82 of 2025

Monticello Street

Zoning District: R2-L

Ward: 13

Council District: 9

Neighborhood: Homewood North

BDA-2025-04678

Installation of 6' high fence around vacant lot

Variance: Section 912.04.K

4' maximum height for fences within the front or exterior side yard, 6' high fence requested

**Past Cases &
Decisions:**

Notes:

N/A

Date of Hearing: July 3, 2025

Time of Hearing: 9:20 am

Zone Case: 81 of 2025

1936 Lowrie Street

Zoning District: R1A-H

Ward: 24

Council District: 1

Neighborhood: Troy Hill

BDA-2025-02185

Review use of property for two residential units

Variance/Review: Section 911.02

Two unit residential prohibited in R1A-H District

**Past Cases &
Decisions:**

Notes:

N/A

Date of Hearing: July 3, 2025
Time of Hearing: 9:30 am
Zone Case: 78 of 2025

4731 Juniper Street

Zoning District: R2-H
Ward: 8
Council District: 7
Neighborhood: Bloomfield

BDA-2025-03255

Renovations of existing bakery for art studio

Special Exception: Section 921.02.A.4

Change of Non-conforming use

**Past Cases &
Decisions:**

Notes:

N/A

Date of Hearing: July 3, 2025

Time of Hearing: 9:40 am

Zone Case: 75 of 2025

1717 Cliff Street

Zoning District: RM-M

Ward: 3

Council District: 6

Neighborhood: Crawford Roberts

BDA-2025-03100

New construction of two two-unit dwellings

Variance: Section 914.07

One parking space per unit required; 0 parking spaces requested

Variance: Section 903.03.C

10' interior side setback required; 0' and 3' requested for 1717 Cliff street, 3' and 3'-2" proposed for accessory rear decks

Date of Hearing: July 3, 2025

Time of Hearing: 9:50 am

Zone Case: 76 of 2025

Lincoln Avenue

Zoning District: R1D-M

Ward: 12

Council District: 9

Neighborhood: R1D-M

BDA-2025-04076

Construction of two attached houses

Special Exception: Section 911.04.A.69.A(a)2

Single family attached on lots wider than 35'

Date of Hearing: July 3, 2025
Time of Hearing: 10:00 am
Zone Case: 63 of 2025

2610 Maple Avenue

Zoning District: R1D-H
Ward: 26
Council District: 6
Neighborhood: Perry South

DCP-ZDR-2019-06559

Renovation of existing school for use as a community center

Variance: Section 911.02

Community Center (General) prohibited in R1D-H District

Uses including office (limited), child care, retail sales and services accessory to the community center use

Variance: Section 914.02.A

45 parking spaces required, 37 spaces requested

Variance: Section 912.04

15' front and exterior setback required for parking area; 5' proposed

Special Exception: Section 916.09

15' residential compatibility front setback required; 5' requested