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Division of Zoning and Development Review

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Zoning Board of Adjustment Hearing Agenda for JULY 10, 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:** July 10, 2025  
**Time of Hearing:** 9:00 am  
**Zone Case:** 83 of 2025

7525 Graymore Road

**Zoning District:** R1D-L  
**Ward:** 14  
**Council District:** 9  
**Neighborhood:** Point Breeze

BDA-2025-03187

Front yard parking pad

**Variance:** 912.04.L.3

Front yard parking pads prohibited

**Past Cases &  
Decisions:**

**Notes:**

N/A

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|---|---|
| <p> <b>Date of Hearing:</b> July 10, 2025<br/> <b>Time of Hearing:</b> 9:10 am<br/> <b>Zone Case:</b> 86 of 2025 </p> <p>3716 Butler Street</p> <p> <b>Zoning District:</b> LNC<br/> <b>Ward:</b> 6<br/> <b>Council District:</b> 7<br/> <b>Neighborhood:</b> Lower Lawrenceville </p> <p>BDA-2025-01228</p> <p>Outdoor seating area for restaurant</p> <p><b>Variance:</b> Section 904.02.B.2</p> <p>Accessory uses are limited to 25% of the gross floor area of the primary use; Accessory seating area for restaurant that exceeds this standard (44%) proposed</p> | <p><b>Past Cases &amp; Decisions:</b></p> <p><b>Notes:</b></p> <p>N/A</p> |
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**Date of Hearing:** July 10, 2025

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

**Zone Case:** 90 of 2025

1840 Fairacres Avenue

**Zoning District:** R1D-M

**Ward:** 19

**Council District:** 4

**Neighborhood:** Beechview

BDA-2025-04645

Parking Pad

**Variance:** 912.04.L.3

Parking pads shall not be closer to the street than the primary structure in exterior side yards; Parking pad within exterior side yard proposed

**Past Cases & Decisions:**

**Notes:**

N/A

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**Date of Hearing:** July 10, 2025

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

**Zone Case:** 91 of 2025

365 Main Street

**Zoning District:** R1A-H

**Ward:** 9

**Council District:** 7

**Neighborhood:** Central Lawrenceville

BDA-2025-03330

Addition at rear of existing single-family residence

**Variance:** Section 903.03.D

5' side setback required; 0' requested

15' rear setback required; 10' requested for addition, 0' requested for stairs

**Past Cases &  
Decisions:**

**Notes:**

N/A

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|--|---|
| <p> <b>Date of Hearing:</b> July 10, 2025<br/> <b>Time of Hearing:</b> 9:40 am<br/> <b>Zone Case:</b> 92 of 2025 </p> <p>120 Millbridge Street</p> <p> <b>Zoning District:</b> LNC<br/> <b>Ward:</b> 18<br/> <b>Council District:</b> 3<br/> <b>Neighborhood:</b> Allentown </p> <p>BDA-2025-05420</p> <p>6' High Fence</p> <p><b>Variance:</b> Section 912.04.K(1)</p> <p>Fences in exterior side yards cannot exceed 4' in height and must be open; 6' high privacy fence proposed</p> | <p><b>Past Cases &amp; Decisions:</b></p> <p><b>Notes:</b></p> <p>N/A</p> |
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**Date of Hearing:** July 10, 2025  
**Time of Hearing:** 9:50 am  
**Zone Case:** 88 of 2025

4612 Lytle Street

**Zoning District:** SP-10  
**Ward:** 15  
**Council District:** 5  
**Neighborhood:** Hazelwood

BDA-2025-01706

New Construction of 30-Unit apartment building

**Variance:** 909.01.Q.5.F.i

14' minimum ground floor height; 13'-6" ground floor height proposed

**Past Cases & Decisions:**

**Notes:**

N/A

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**Date of Hearing:** July 10, 2025  
**Time of Hearing:** 10:00 am  
**Zone Case:** 59 of 2025

640 Casino Drive

**Zoning District:** RIV-NS  
**Ward:** 21  
**Council District:** 6  
**Neighborhood:** Chateau

BDA-2025-02438

Reconfiguration of an existing surface parking lot

**Special Exception:** Section 911.02/911.04.A.45

Parking, Commercial (General) is a special exception in RIV-NS

**Variance:** Section 911.04.A.45(a)(4)

Parking, Commercial (General) not permitted within 1,000' of a gaming enterprise

**Variance:** Section 905.04.I.2.a

75 maximum surface parking spaces permitted; 386 parking spaces requested

**Variance:** Section 918.03.A.4

42" high screening required around parking lot; no screening proposed