
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for AUGUST 21, 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: August 21, 2025
Time of Hearing: 9:00 am
Zone Case: 97 of 2025

4624 Penn Avenue

Zoning District: LNC
Ward: 9
Council District: 7
Neighborhood: Bloomfield

BDA-2025-03251

Use of front yard parking pad

Variance: Section 912.04.L.3

Front yard parking is prohibited

**Past Cases &
Decisions:**

Notes:

N/A

Date of Hearing: August 21, 2025

Time of Hearing: 9:10 am

Zone Case: 111 of 2025

901 N Saint Claire

Zoning District: R2-M

Ward: 11

Council District: 7

Neighborhood: Highland Park

BDA-2025-02204

Change of use from convenience store to office

Special Exception: Section 921.02.A.4

Change of non-conforming use from grocery store (limited) to office (limited)

Date of Hearing: August 21, 2025

Time of Hearing: 9:20 am

Zone Case: 105 of 2025

5127 Holmes Street

Zoning District: R1A-VH

Ward: 10

Council District: 7

Neighborhood: Upper Lawrenceville

BDA-2025-05742

Change of use to recreation and entertainment indoor (limited) and office (limited)

Special Exception: Section 921.02.A.4

Change of non-conforming use from photography studio to office (limited) and indoor recreation for yoga studio

Date of Hearing: August 21, 2025

Time of Hearing: 9:30 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: Section 903.03.D.2

5' interior side setback required; 0' proposed

Date of Hearing: August 21, 2025

Time of Hearing: 9:40 am

Zone Case: 95 of 2025

3559 Bigelow Boulevard

Zoning District: UNC

Ward: 6

Council District: 7

Neighborhood: Polish Hill

BDA-2025-00317

Roof sign/Statue

Variance: Section 919.01.E

Roof Signs are prohibited

Date of Hearing: August 21, 2025

Time of Hearing: 9:50 am

Zone Case: 104 of 2025

8510 Frankstown Avenue

Zoning District: LNC

Ward: 13

Council District: 9

Neighborhood: East Hills

DCP-ZDR-2024-00119

Change of use from mechanics garage to unlisted (commercial parking) for transportation business

Variance: Section 911.02

Unlisted (Commercial Parking, General) is not permitted in the LNC District

Variance: Section 918.03.B

Parking areas must be screened according to materials and method standards; vinyl slats and barbed wire are not permitted

Variance: Section 914.09.B

Parking areas must be paved; gravel parking proposed

Variance: Section 918.02.B

Landscaping and parking lot trees are required, and landscaping is required to be dispersed throughout parking area; no parking lot trees proposed and concentrated landscaped areas proposed

Variance: Section 918.02.C

One street tree per 30' of frontage required; No new street trees are proposed along Madonna Street frontage

Variance: Section 922.04.E.i

Use of corner lots for parking is prohibited; use of corner lot as parking area is proposed

Date of Hearing: August 21, 2025

Time of Hearing: 10:00 am

Zone Case: 106 of 2025

1241 Western Avenue

Zoning District: UNC

Ward: 21

Council District: 6

Neighborhood: Chateau

BDA-2025-03692

16 Stall Commercial Parking Lot

Variance: Section 907/03.B

Commercial Parking is prohibited in the North Side Parking Area Overlay

Variance: Section 918.02

5' deep landscaping area required; 4' deep landscaping area proposed

Date of Hearing: August 21, 2025
Time of Hearing: 10:10 am
Zone Case: 171 of 2024

1700 Penn Avenue

Zoning District: UI
Ward: 2
Council District: 1
Neighborhood: Strip District

BDA-2024-02306

Construction of multi-unit residential building

Special Exception: Section 911.04.A.85

Multi-Unit Residential allowed in UI by special exception

Special Exception: Section 904.07.C

Request to exceed 4-stories/60' height; 14-stories/160'-8" requested

Special Exception: Section 904.07.C.5

Request to exceed 3:1 FAR; 9.78:1 FAR requested

Variance: Section 904.07

10' exterior side yard setback required; 0' requested

10' interior side yard setback required; 0' requested