
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for DECEMBER 11, 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 [City Planning Meetings Calendar](#).

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.

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: DECEMBER 11, 2025
Time of Hearing: 9:00 am
Zone Case: 147 of 2025

708 Jacksonia Street

Zoning District: R1A-VH
Ward: 25
Council District: 1
Neighborhood: Central Northside

Renovation of existing structure for ground floor retail with one residential unit above

BDA-2025-08958

Special Exception: Section 921.02.A.4

Change Non-Conforming use

Past Cases & Decisions:

Notes:

N/A

Date of Hearing: DECEMBER 11, 2025

Time of Hearing: 9:10 am

Zone Case: 149 of 2025

1316 Juniata Street

Zoning District: R1A-VH

Ward: 21

Council District: 6

Neighborhood: Manchester

Subdivision

DCP-LOT-2025-00247

Variance: Section 926.129

Street frontage required; creation of lots without street frontage requested

Date of Hearing: DECEMBER 11, 2025

Time of Hearing: 9:20 am

Zone Case: 154 of 2025

75 Hopper Place

Zoning District: RIV-IMU

Ward: 6

Council District: 1

Neighborhood: Strip District

BDA-2025-10720

Wall Signs

Variance: Section 919.03.M.5

20' maximum wall sign height; 42' and 43' proposed

Signage on multi-tenant buildings shall not be mounted higher than 2nd floor; signage on fourth floor proposed

Review:

Review condition from Case 248 of 2021, which prohibits additional signage on building

Notes – In Case 248 of 2021, the Board approved three wall signs for GNC, with the condition that no additional wall mounted signs shall be allowed on the building

Date of Hearing: DECEMBER 11, 2025

Time of Hearing: 9:30 am

Zone Case: 157 of 2025

340 N Aiken Ave

Zoning District: R2-H

Ward: 11

Council District: 9

Neighborhood: Garfield

Use of existing building for convenience store

BDA-2025-11154

Special Exception: Section 921.02.A.4

Change non-conforming use from tailor shop to convenience store

Date of Hearing: DECEMBER 11, 2025

Time of Hearing: 9:40 am

Zone Case: 159 of 2025

Borland Street

Zoning District: R2-M

Ward: 11

Council District: 9

Neighborhood: East Liberty

House

BDA-2024-04101

Variance: Section 903.03.C

3' interior side setback required; 1' requested

Date of Hearing: DECEMBER 11, 2025

Time of Hearing: 9:50 am

Zone Case: 161 of 2025

329 37th Street

Zoning District: R1A-H

Ward: 6

Council District: 7

Neighborhood: Lower Lawrenceville

BDA-2024-03475

Deck

Variance: Section 903.03.D.2

5' interior side setback required; 0' requested for deck

Date of Hearing: DECEMBER 11, 2025

Time of Hearing: 10:00 am

Zone Case: 160 of 2025

201 S Pacific Avenue

Zoning District: R2-M

Ward: 8

Council District: 7

Neighborhood: Bloomfield

Home Occupation for Dog Kenneling

BDA-2025-06335

Review: Section 912.05

Review Compliance with Home Occupation standards

Variance: Section 912.05.B.5

Noise from home occupations shall not be perceptible beyond the lot line where the home occupation is conducted

Date of Hearing: DECEMBER 11, 2025

Time of Hearing: 10:10 am

Zone Case: 155 of 2025

402 Kilday Way

Zoning District: R1A-VH

Ward: 23

Council District: 1

Neighborhood: Deutschtown

Expanded parking lot for Automotive repair business

BDA-2025-09700

Variance: Section 903.03.E

5' interior side setback required; 2'-9" requested

Special Exception: Section 916.09

Waiver of 15' residential compatibility setback for parking