
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for November 19, 2026

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: November 19, 2026

Time of Hearing: 9:00 am

Zone Case: 141 of 2026

4255 Bristol Street

Zoning District: R1D-M

Ward: 15

Council District: 5

Neighborhood: Hazelwood

Use of existing building for two residential units

Variance/Review: 911.02

Two unit residential prohibited in R1 District

Date of Hearing: November 19, 2026

Time of Hearing: 9:10 am

Zone Case: 153 of 2026

1607 Monterey Street

Zoning District: R1A-VH

Ward: 25

Council District: 1

Neighborhood: Central Northside

Subdivision

Variance: Section 903.03.E.2

15' rear setback required; 0 requested (Lot 1)

3' interior side setback required; 0' requested (Lot 2)

Date of Hearing: November 19, 2026

Time of Hearing: 9:20 am

Zone Case: 152 of 2026

228 Emerson Street

Zoning District: R1A-H

Ward: 7

Council District: 8

Neighborhood: Shadyside

Construction of pergola on roof of existing garage

Variance: Section 912.04.E

15' max accessory structure height; 18'-2" proposed

1970 Certificate of Occupancy – “3 Story, 2 family dwelling and 2 lodgers and 3 car detached garage”

Date of Hearing: November 19, 2026

Time of Hearing: 9:30 am

Zone Case: 154 of 2026

12 Federal Street

Zoning District: RIV-NS

Ward: 22

Council District: 1

Neighborhood: North Shore

Installation of Electronic Sign

Variance: Section 919.03.O.3

Electronic Non-Advertising Sign not permitted in RIV-NS

Date of Hearing: November 19, 2026 Time of Hearing: 9:40 am Zone Case: 126 of 2026 808 Brookline Boulevard Zoning District: LNC Ward: 19 Council District: 4 Neighborhood: Brookline Use of Building for Restaurant BDA-2026-06054 Special Exception: Section 911.02 Restaurant (General)	1975 Certificate of Occupancy – “Club (Cedars of Mt. Lebanon Society) entire building”