

Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for FEBRUARY 5, 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: FEBRUARY 5, 2026

Time of Hearing: 9:00

Zone Case: 168 of 2025

307 N Taylor Avenue

Zoning District: R1A-H

Ward: 22

Council District: 1

Neighborhood: Central Northside

BDA-2025-11244

Renovation of building for bakery

Special Exception: Section 921.02.A.4

Change of non-conforming use from beverage store to bakery

Past Cases & Decisions:

Notes:

N/A

Date of Hearing: FEBRUARY 5, 2026

Time of Hearing: 9:10

Zone Case: 178 of 2025

2103 Noblestown Road

Zoning District: UNC

Ward: 28

Council District: 2

Neighborhood: Westwood

BDA-2025-12393

Variance: Section 919.03.M.5(a)

80 sf maximum wall sign area; 198 sf requested

4' maximum wall sign letter height; 5' requested

Note: In Zone Case 94 of 2025, the Board denied, without prejudice, a request from the Applicant to install a 447 sf wall sign.

Date of Hearing: FEBRUARY 5, 2026

Time of Hearing: 9:20

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

Note – 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: FEBRUARY 5, 2026

Time of Hearing: 9:30

Zone Case: 175 of 2025

5280 Northumberland Street

Zoning District: EMI

Ward: 14

Council District: 5

Neighborhood: Squirrel Hill North

BDA-2025-10213

Construction of addition on existing club

Special Exception: Section 921.02.A.1(a)

Expansion of legal non-conforming use

Special Exception: Section 914.02

Alternative access and parking plan for expanded club (general) use

Date of Hearing: FEBRUARY 5, 2026

Time of Hearing: 9:40

Zone Case: 71 of 2025

1520 Smallman Street

Zoning District: GT-B

Ward: 2

Council District: 1

Neighborhood: Strip District

BDA-2025-00602

New Commercial Parking Lot

Variance: Section 911.02

Commercial Parking (General) is prohibited in GT-B District

Variance: Section 918.02.B

3,050 sf of landscaping is required, 1,280 sf requested

37 trees required, 0 requested

Variance: Section 918.02.C

29 street required, 0 requested

Variance: Section 918.02

Parking lot screening required, no screening proposed

Date of Hearing: FEBRUARY 5, 2026

Time of Hearing: 9:50

Zone Case: 172 of 2025

256 McKee Place

Zoning District: R-MU

Ward: 4

Council District: 3

Neighborhood: Central Oakland

DCP-ZDR-2024-02267

Multi-unit residential building

Variance: Section 907.04

16 inclusionary zoning units required, 0 requested