

Division of Zoning and Development Review

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Zoning Board of Adjustment Hearing Agenda for March 12, 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](mailto:ada@pittsburghpa.gov)

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**Date of Hearing:** March 12, 2026  
**Time of Hearing:** 9:00 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

Frontage on a street required; creation of lots without street frontage proposed

**Past Cases & Decisions:**

**Notes:**

N/A

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**Date of Hearing:** March 12, 2026

**Time of Hearing:** 9:10 am

**Zone Case:** 21 of 2026

710 Dunster Street

**Zoning District:** R1D-H

**Ward:** 19

**Council District:** 4

**Neighborhood:** Brookline

Front Yard Parking Pad

BDA-2025-06515

**Variance:** Section 912.04.L.3

Front Yard Parking Prohibited

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**Date of Hearing:** March 12, 2026

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

**Zone Case:** 13 of 2026

119 Kearsarge Street

**Zoning District:** R2-H

**Ward:** 19

**Council District:** 2

**Neighborhood:** Mount Washington

Front Yard Parking Pad

BDA-2026-00053

**Variance:** Section 912.04.L.3

Front Yard Parking Prohibited

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**Date of Hearing:** March 12, 2026

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

**Zone Case:** 17 of 2026

4644 Forbes Avenue

**Zoning District:** EMI

**Ward:** 4

**Council District:** 8

**Neighborhood:** North Oakland

Tenant fit out for 5,400 sf restaurant (General) use

BDA-2025-12751

**Special Exception:** Section 911.02

Restaurant (General)

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**Date of Hearing:** March 12, 2026

**Time of Hearing:** 9:40 am

**Zone Case:** 14 of 2026

4103 Beechwood Boulevard

**Zoning District:** RM-M

**Ward:** 15

**Council District:** 5

**Neighborhood:** Greenfield

Two-story garage

**Variance:** Section 912.04.E

15'1-story maximum accessory structure height

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**Date of Hearing:** March 12, 2026

**Time of Hearing:** 9:50 am

**Zone Case:** 19 of 2026

1816 Buena Vista Street

**Zoning District:** H

**Ward:** 25

**Council District:** 6

**Neighborhood:** Perry South

Construction of 18 Single Unit Attached Houses

BDA-2025-12227

**Special Exception:** Section 911.02

Single Unit Attached requires a special exception in H District

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**Date of Hearing:** March 12, 2026  
**Time of Hearing:** 10:00 am  
**Zone Case:** 3 of 2026

East Jefferson Street

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

Construction of House

BDA-2025-01446

**Variance:** Section 903.03.E

15' rear setback required, 10' requested

**Appeal:** Section 925.06.G

Appeal of approval of deck within setbacks as an administrator's exception

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