
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for Date1

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: May 21, 2026

Time of Hearing: 9:00 am

Zone Case: 53 of 2026

2036 Perrysville Avenue

Zoning District: R1D-H

Ward: 26

Council District: 6

Neighborhood: Perry South

Use of building as two dwelling units

BDA-2026-00633

Variance/Review: Section 911.02

Two-unit residential not permitted in R1 District

Date of Hearing: May 21, 2026

Time of Hearing: 9:10 am

Zone Case: 55 of 2026

5528 Walnut Street

Zoning District: LNC

Ward: 7

Council District: 8

Neighborhood: Shadyside

Use of walk-in cooler at rear of restaurant

BDA-2026-02324

Special Exception: 916.02

15' residential compatibility rear setback required; 0' requested

Date of Hearing: May 21, 2026

Time of Hearing: 9:20 am

Zone Case: 56 of 2026

320 Cedarhurst Street

Zoning District: R2-H

Ward: 18

Council District: 3

Neighborhood: Beltzhoover

Ground Sign for Multi-Unit Residential Building

BDA-2026-01015

Review: Section 919.01.F

Sign identifying non-conforming use

Notes –

Conversion of former school for multi-unit residential approved in Zone Case 53 of 2022

Date of Hearing: May 21, 2026

Time of Hearing: 9:30 am

Zone Case: 46 of 2026

30 Isabella Street

Zoning District: RIV-NS

Ward: 22

Council District: 1

Neighborhood: North Shore

Wall Sign

BDA-2026-01401

Variance: Section 919.02.M.7(c)

Only the name of the building or business can be mounted higher than 40'; signs identifying two businesses proposed

Notes –

2020 Certificate of Occupancy for existing sign –

“Use of 172 sf internally illuminated wall sign at top of façade facing Isabella Street”

<p>Date of Hearing: May 21, 2026 Time of Hearing: 9:40 am Zone Case: 50 of 2026</p> <p>625 W Warrington Avenue</p> <p>Zoning District: P Ward: 19 Council District: 2 Neighborhood: Mount Washington</p> <p>Expansion of existing auto sales use</p> <p>BDA-2025-03224</p> <p>Special Exception: Section 921.02.A.1</p> <p>Expansion of Existing Non-conforming use</p> <p>Variance: Section 921.02.A.1(a)</p> <p>Expansion of non-conforming use by more than 25%</p> <p>Variance: Section 905.01.C</p> <p>30' front setback required; less requested</p> <p>20' rear setback required; less requested</p> <p>20' exterior side setback required; less requested</p> <p>Variance: Section 918.03</p> <p>Screening required</p>	<p>Notes –</p> <p>2013 Certificate of Occupancy –</p> <p>“Use of one story structure as vehicle/equipment sales and repair (general) with eight (8) outdoor parking stalls”</p> <p>1975 Certificate of Occupancy –</p> <p>“Sales and storage of fence material inside building and outside in yard, minor parking area for eight cats and two loading spaces and 6’ high chain link fence”</p> <p>1969 Certificate of Occupancy –</p> <p>“One Story auto gas and service station including general auto repairs”</p>
---	---

Date of Hearing: May 21, 2026

Time of Hearing: 9:50 am

Zone Case: 58 of 2026

Kendall Street

Zoning District: H

Ward: 8

Council District: 7

Neighborhood: Upper Lawrenceville

Construction of two-unit residence

BDA-2025-09345

Variance: Section 911.02

Two-unit residential prohibited in LNC

Date of Hearing: May 21, 2026

Time of Hearing: 10:00 am

Zone Case: 38 of 2026

49th Street

Zoning District: RIV-IMU

Ward: 9

Council District: 7

Neighborhood: Central Lawrenceville

Appeal of Zoning Administrator approval of alternative access and parking plan

DCP-PAP-2026-00058

Appeal: Section 917.07.D.1

Appeal of Zoning Administrator's approval of alternative access and parking plan

Date of Hearing: May 21, 2026
Time of Hearing: 10:10 am
Zone Case: 19 of 2026

Buena Vista Street

Zoning District: H
Ward: 25
Council District: 6
Neighborhood: Perry South

BDA-2025-12227

Construction of 18 single Unit attached houses

Variance: Section 911.02

Unlisted Use Similar to Multi-Unit residential proposed

Variance: Section 905.02.C

3-Story Maximum height; 4-stories requested