
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for May 7, 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: May 7, 2026

Time of Hearing: 9:00 am

Zone Case: 39 of 2026

5742 Holden Street

Zoning District: R2-M

Ward: 7

Council District: 8

Neighborhood: Shadyside

Occupancy for multi-unit building (16 Units)

BDA-2026-01379

Special Exception/Review: Section 921.02.A

expansion of non-conforming multi-unit residential building from 13 to 16 units

Notes -

1976 Certificate of Occupancy (#29629) – “Four story multiple family dwelling with thirteen units and a total of 24 parking stalls...”

Date of Hearing: May 7, 2026

Time of Hearing: 9:10 am

Zone Case: 42 of 2026

2860 Perrysville Avenue

Zoning District: R1D-H

Ward: 26

Council District: 6

Neighborhood: Perry South

Change use from Funeral Home to Office

BDA-2026-01923

Special Exception: Section 921.02.A.4

Change Non-conforming use from funeral home to office (Limited)

Notes -

1951 Certificate of
Occupancy (#3790) –
“Funeral Home”

Date of Hearing: May 7, 2026

Time of Hearing: 9:20

Zone Case: 37 of 2026

1600 Methyl Street

Zoning District: R1D-H

Ward: 19

Council District: 4

Neighborhood: Beechview

New Electronic Sign

BDA-2026-01494

Variance: Section 919.03.O.3

Electronic Non-Advertising Sign prohibited

Date of Hearing: May 7, 2026

Time of Hearing: 9:30

Zone Case: 34 of 2026

7926 Frankstown Avenue

Zoning District: LNC

Ward: 13

Council District: 9

Neighborhood: East Hills

Off-site parking

BDA-2025-03409

Special Exception: Section 914.07.G.2

Off-site Parking

Notes –

In Zone Case 66 of 2025, the Board approved the use of the Subject Property as a Restaurant (General) use for a banquet hall, which included several conditions including the provision of 20 off-street parking spots.

Date of Hearing: May 7, 2026

Time of Hearing: 9:40

Zone Case: 41 of 2026

1400 Troy Hill Road

Zoning District: R1D-H

Ward: 24

Council District: 1

Neighborhood: Troy Hill

Use of existing electronic sign for school

BDA-2026-00202

Variance: Section 919.03.O

Electronic Signs are prohibited in R1D-H

Notes –

In Case 184 of 2011, the board approved the electronic sign for North Catholic High School with the condition that the sign shall be removed by November 3, 2014.

Date of Hearing: May 7, 2026

Time of Hearing: 9:50

Zone Case: 2 of 2026

2100 Wharton Street

Zoning District: UI

Ward: 16

Council District: 3

Neighborhood: South Side Flats

Roof Sign

BDA-2025-10279

Variance: Section 919.03.6.a

80 sf maximum sign area; 344.5 sf proposed

40' maximum sign height; 90' proposed

Variance: Section 919.01.E(6)

Roof Signs are prohibited

Date of Hearing: May 7, 2026

Time of Hearing: 10:00

Zone Case: 25 of 2026

2501 Banksville Road

Zoning District: NDI

Ward: 20

Council District: 2

Neighborhood: Banksville

Construction of Sheetz convenience and gasoline store

BDA-2025-12833

Special Exception: Section 911.02

Service Station

Variance: Section 911.04.A.65(f)

Service stations shall be at least 150' from nearest residential district; Subject Property is 30' from a R1D District

Date of Hearing: May 7, 2026

Time of Hearing: 10:10

Zone Case: 36 of 2026

5904 Bryant Street

Zoning District: LNC

Ward: 11

Council District: 7

Neighborhood: Highland Park

Addition to mixed use building for restaurant and three dwelling units

BDA-2025-12852

Variance: Section 904.02.C

45'³/₄-story maximum height; 38'³/₄-stories requested

Variance: Section 913.02

3 additional parking spaces required; 0 requested

Variance: Section 914.1.A

1 loading space required; 0 requested

Variance: Section 918.03

Refuse receptacles shall be screened; No screening provided

Special Exception: Section 916.04.B

Waiver of 30' residential compatibility dumpster setback

Special Exception: Section 916.02.B.1

3-story maximum height within 50' of R-zoned property; 4-stories requested

Special Exception: Section 916.02.A.8

Waiver of 15' Residential Compatibility rear setback

Date of Hearing: May 7, 2026

Time of Hearing: 10:20

Zone Case: 26 of 2026

1700 Murray Avenue

Zoning District: LNC

Ward: 14

Council District: 5

Neighborhood: Squirrel Hill South

Renovation of existing building for grocery store

BDA-2026-00955

Special Exception: Section 911.02

Grocery Store General