
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for August 6, 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: August 6, 2026

Time of Hearing: 9:00 am

Zone Case: 105 of 2026

60 S 17th Street

Zoning District: R1A-VH

Ward: 17

Council District: 3

Neighborhood: South Side Flats

Lot Line Revision

DCP-LOT-2025-00173

Variance: Section 903.03.E.2

15' rear setback required; 12' requested

Date of Hearing: August 6, 2026

Time of Hearing: 9:10 am

Zone Case: 102 of 2026

2739 Churchview Avenue

Zoning District: R1D-L

Ward: 29

Council District: 4

Neighborhood: Carrick

Use of building for two dwelling units

BDA-2026-05380

Variance/Review: Section 911.02

2-unit residential not permitted in R1 District

Date of Hearing: August 6, 2026

Time of Hearing: 9:20 am

Zone Case: 103 of 2026

7101 Penn Avenue

Zoning District: R1D-L

Ward: 14

Council District: 9

Neighborhood: Point Breeze North

Change from office to medical office

BDA-2026-03929

Special Exception: Section 921.02.A.4

Change non-conforming use.

2017 Certificate of Occupancy - "2 ½ story building for use as office (limited) with unoccupied attic and basement for mechanical use only; 13 off-site parking spaces located at 7110 Penn Ave..."

Date of Hearing: August 6, 2026

Time of Hearing: 9:30 am

Zone Case: 89 of 2026

5135 Margaret Morrison Street

Zoning District: EMI

Ward: 14

Council District: 8

Neighborhood: Squirrel Hill North

Construct accessor press box structure for soccer stadium

BDA-2026-04656

Variance: Section 912.04.E

20' maximum accessory structure height; 21'-3" requested

Date of Hearing: August 6, 2026

Time of Hearing: 9:50 am

Zone Case: 104 of 2026

2011 Wharton Street

Zoning District: RIV-MU

Ward: 17

Council District: 3

Neighborhood: South Side Flats

Change of use for vape shop

BDA-2025-10263

Special Exception: Section 911.02

Retail: Tobacco, Inhalant and Cannabinoids

Date of Hearing: August 6, 2026
Time of Hearing: 10:00 am
Zone Case: 84 of 2026

Penn Ave and 31st Street

Zoning District: RIV-IMU
Ward: 6
Council District: 1
Neighborhood: Strip District

Multi-unit residential building

BDA-2025-01398, BDA-2026-04325

3101 Liberty Avenue (BDA-2025-01398)-

Special Exception: Section 911.02

Multi-unit residential

Special Exception: Section 914.07.G.2.a

Off-site parking

Special Exception: Section 904.07

Height above 4 stories requires special exception; 6 stories requested

Floor Area Ratio in excess of 4:1

Penn Avenue BDA-2026-04325 –

Variance: Section 914.02

24 maximum parking spaces; 34 spaces requested