
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for September 3, 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: September 3, 2026

Time of Hearing: 9:00 am

Zone Case: 115 of 2026

5743 Walnut Street

Zoning District: R2-M

Ward: 7

Council District: 8

Neighborhood: Shadyside

Review signs for cafe

BDA-2026-05389

Review: Section 919.01.F

Review signs for non-conforming use

2022 Certificate of
Occupancy – “In 2-story
building use of 1,205 sf
on 1st floor as café with
accessible ramp at
Maryland Ave entrance”

Date of Hearing: September 3, 2026

Time of Hearing: 9:10 am

Zone Case: 116 of 2026

36 Bascom Avenue

Zoning District: R1D-L

Ward: 26

Council District: 1

Neighborhood: Perry North

Garage addition and front porch enclosure

BDA-2026-04288

Variance: Section 903.03.B.2

30' front setback required; 23' proposed for porch enclosure and 12' requested for garage addition and deck

Date of Hearing: September 3, 2026

Time of Hearing: 9:20 am

Zone Case: 111 of 2026

45 Bates Street

Zoning District: H

Ward: 4

Council District: 3

Neighborhood: South Oakland

Change of use to commercial kitchen

BDA-2026-04272

Special Exception: Section 921.02.A.4

Change Non-conforming use

1998 Certificate of Occupancy – “continued use of existing building with restaurant of first floor... and parking garage and nine outdoor plus twenty outdoor parking stalls”

In Case 154 of 2024, the Board approved a special exception to allow the conversion of a portion of the building on the Subject Property for a retail sales and services (general) use.

Date of Hearing: September 3, 2026

Time of Hearing: 9:30 am

Zone Case: 106 of 2026

900 W North Avenue

Zoning District: NDI

Ward: 22

Council District: 1

Neighborhood: Central Northside

Change of use to allow firearms sales

BDA-2026-03840

Special Exception: Section 911.02

Firearms Business Establishment

Variance: Section 911.04.A.92

Firearms Business Establishment shall not be within 500' of a school, public playground, public or non-profit operated recreation center, drug or alcohol rehab center, church, synagogue or temple or gaming enterprise; proposed location within 500' of rehabilitation center and church

At the request of the Applicant, the hearing for 900 W North Avenue has been cancelled and the application to allow firearm sales has been withdrawn.

Date of Hearing: September 3, 2026 Time of Hearing: 9:40 am Zone Case: 114 of 2026 88 Climax Street Zoning District: R2-H Ward: 18 Council District: 3 Neighborhood: Beltzhoover Use of building for vehicle/equipment repair (limited) BDA-2025-11095 Special Exception: Section 921.02.A.4 Change Non-conforming use Special Exception: Section 916.04.C 15' residential compatibility parking setback required; less requested	2004 Certificate of Occupancy – “two-story structure for contractor’s storage of materials and equipment” On December 4, 2025, the City issued a citation for the use of the Subject Property for an automotive repair shop without a valid Certificate of Occupancy