



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2024-06648

Project Description: USE OF FIRST FLOOR OF EXISTING STRUCTURE AS UNLISTED  
(MANUFACTURING AND ASSEMBLY, LIMITED) FOR MEADERY

Case Review Date: November 2024

### 2. SITE INFORMATION

Development Address: 47 BAILEY AVE, Pittsburgh, PA 15211

Parcel (s): 4-M-146

Zoning Designation: LNC

Neighborhood: Mount Washington

Registered Community Organization: Mount Washington Community Development Corp.

Date of Development Activities Meeting: January 16, 2025

## B. ZBA REQUESTS

Type of Request: Variance

Code Section: 911.02

Description: Change of use to meadery (unlisted use)