



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-01228

Project Description: USE OF 10' 4" TALL 24' X 12' GAZEBO FOR OUTDOOR SEATING AT NORTHEASTERLY SIDE OF TWO STORY BUILDING AS ACCESSORY TO EXISTING RESTAURANT ON FIRST FLOOR

Case Review Date: May 2025

2. SITE INFORMATION

Development Address: 3716 BUTLER ST, Pittsburgh, PA 15201

Parcel (s): 49-J-217

Zoning Designation: LNC

Neighborhood: Lower Lawrenceville

Registered Community Organization: N/A

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Variance Code Section: 904.02B.2

Description: Accessory uses are limited to 25% of the gross floor area of the primary use. Accessory outdoor seating area to exceed this standard (total of 44%).

PITA MY SHAWARMA

BUILDING AND DEVELOPMENT APPLICATION

ZONING ANALYSIS:

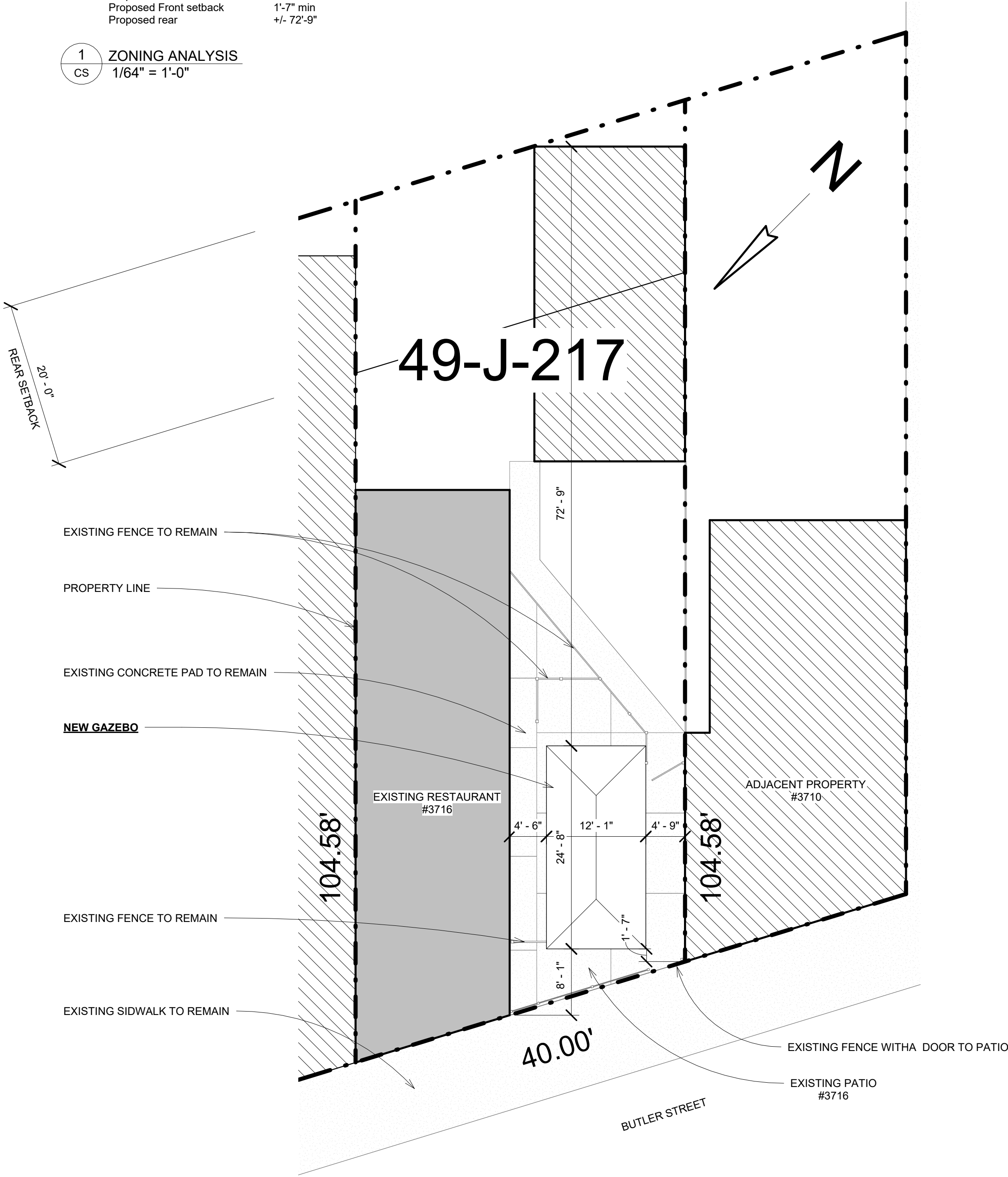
Parcel ID: 49-J-217
Municipality: 106 6th Ward - PITTSBURGH
Property Address: 3716 Butler Street, Pittsburgh, PA 15201

Zoning District: LNC
Owner Name: Anthony & Kathy Petraglia
Client Name: Jason Taylor

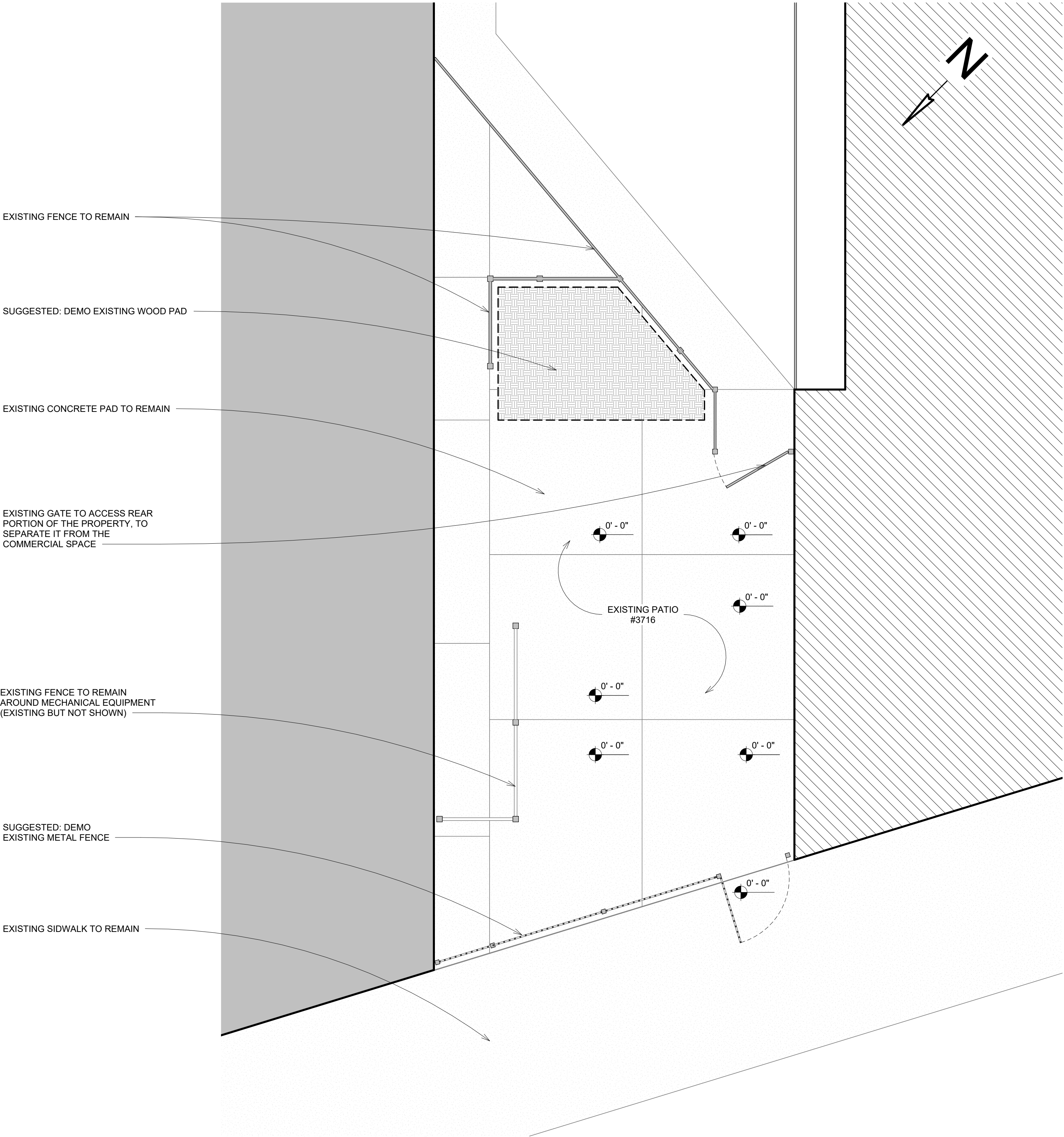
Site Development Standard:

Maximum Height: 40 ft. (not to exceed 3 stories)
Minimum Interior Side Yard: 0 ft.
Minimum Rear Setback: 20 ft.
Minimum Front Setback: 0 ft.
Proposed Height: 10'-4"
Proposed interior setback: 4'-9"
Proposed Front setback: 1'-7" min
Proposed rear: +/- 72'-9"

1 ZONING ANALYSIS
CS 1/64" = 1'-0"



2 SITE PLAN
CS 1" = 10'-0"



3 DEMO / EXISTING FIRST FLOOR
CS 1/4" = 1'-0"

FISHERARCHitecture

828 South Aiken Avenue
Pittsburgh, Pennsylvania 15232
Cell: (412) 657 - 4153
www.fisherarch.com
eric@fisherarch.com

CLIENT

Owners: Anthony & Kathy Petraglia
Client: Jason Taylor (412)-426-9136
3716 Butler St.
Pittsburgh, 15201

GENERAL CONTRACTOR

Jason Taylor
PHONE: 412.254.3471
jason@pitamysawarma.com

STRUCTURAL ENGINEER

Nate Babyak, P.E., S.E.
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nateb@proven.com
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DRAWING INDEX

CS COVER SHEET
A101 FIRST FLOOR PLAN
A201 ELEVATIONS
A401 GAZEBO DOCS
A501 STRUCTURAL
INFORMATION



Drawing Set Date
BDA 04/16/2025

PITA MY
SHAWARMA

CS
COVER
SHEET

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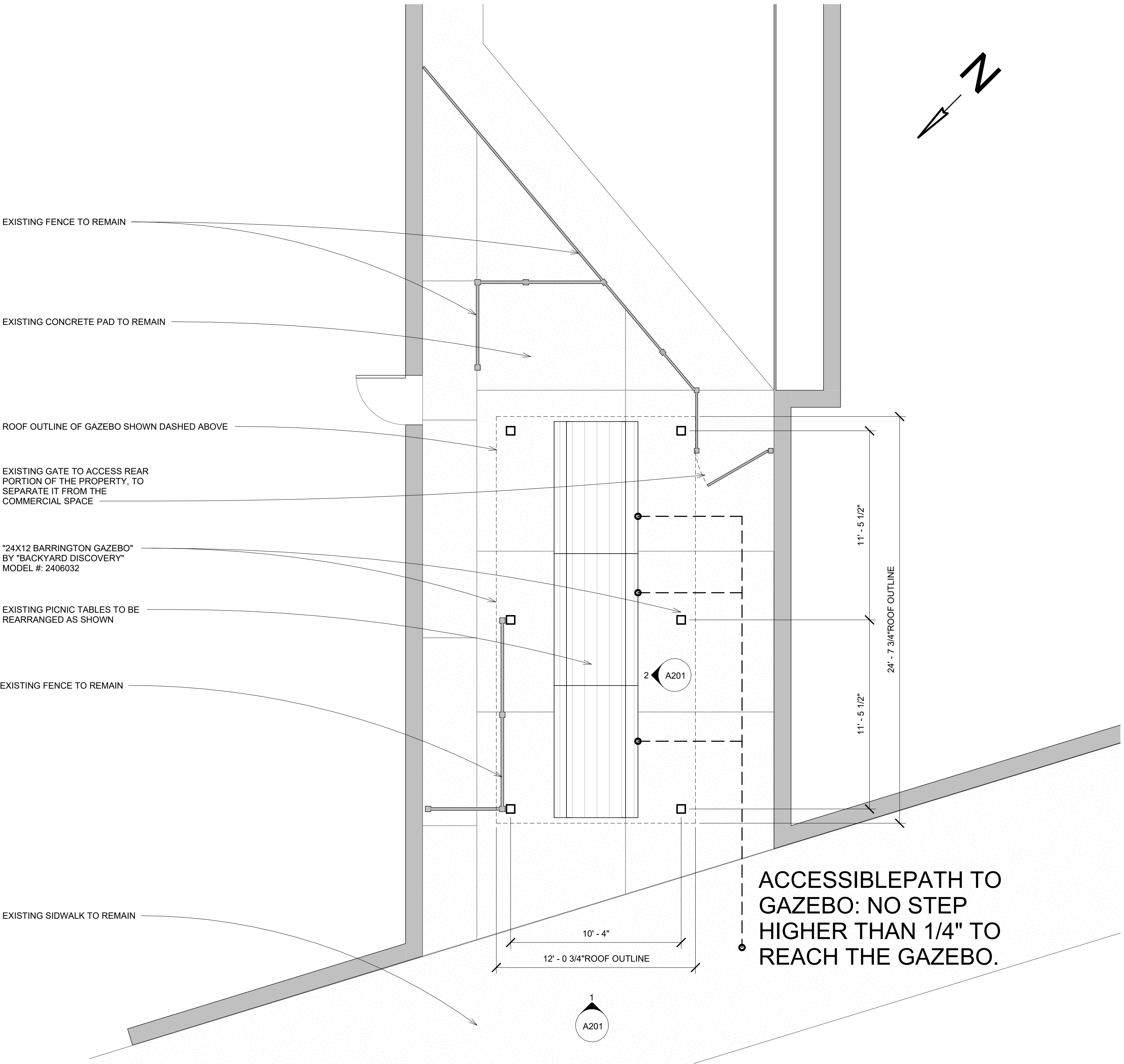
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A101
FIRST
FLOOR
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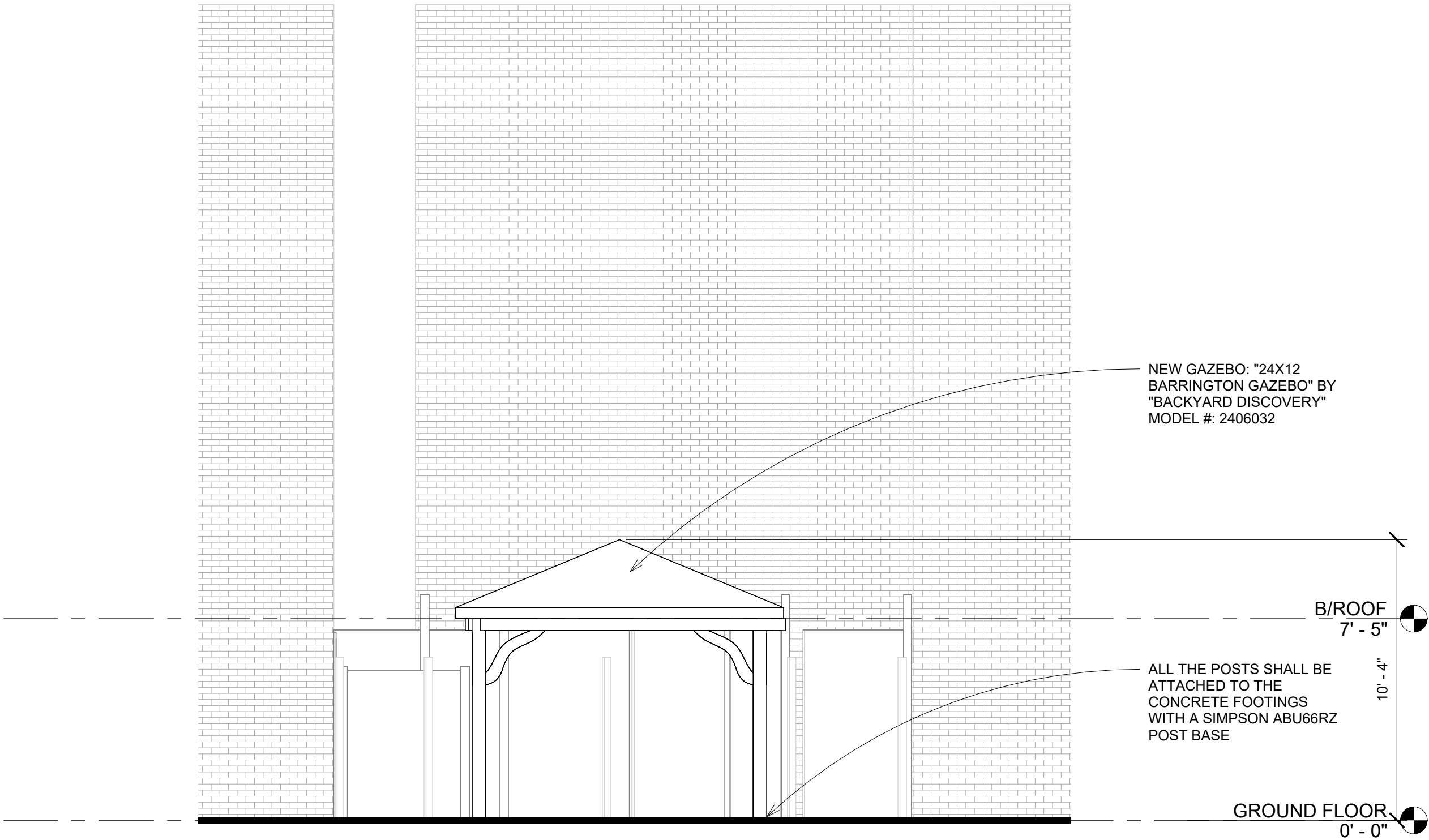
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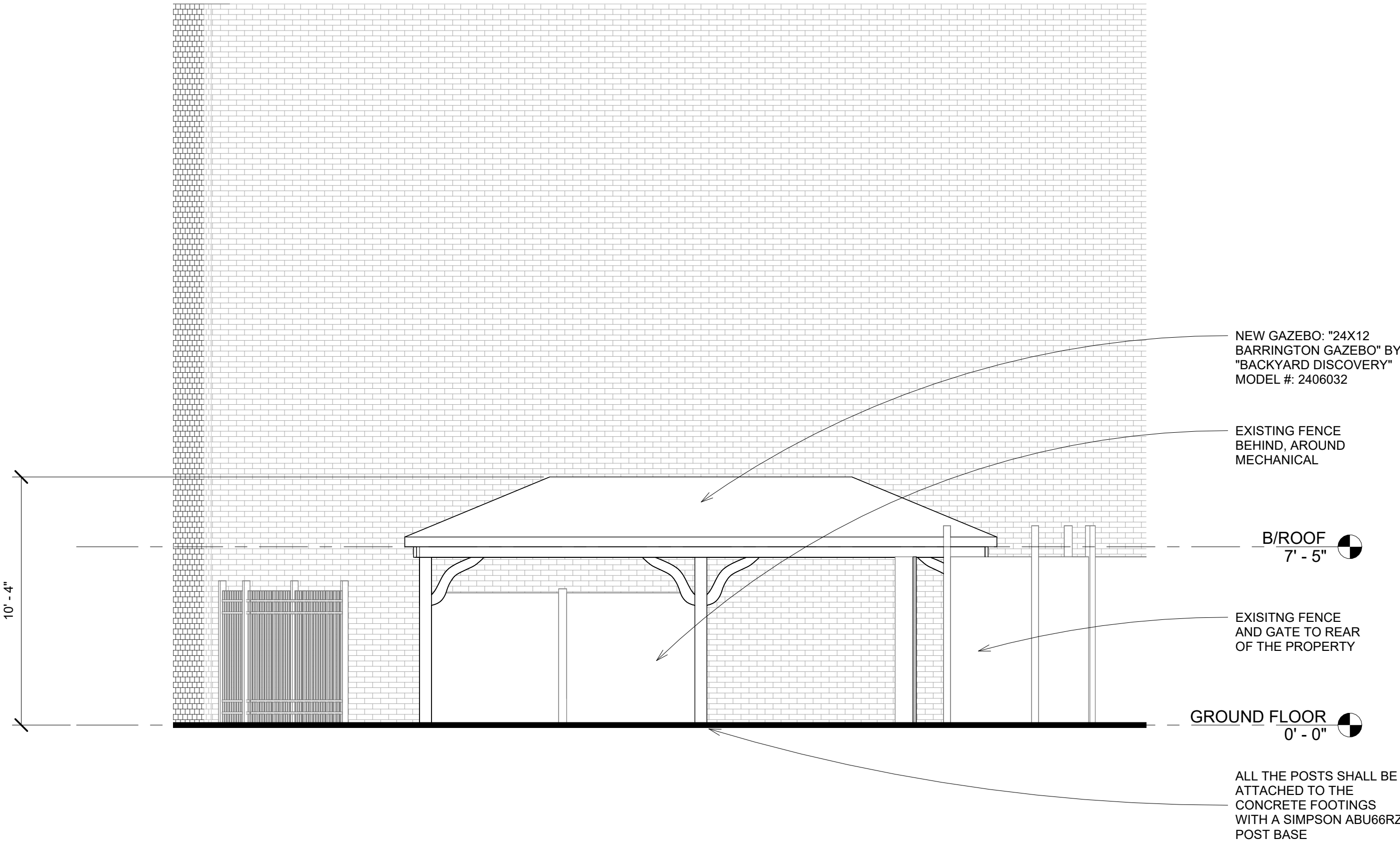
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1 FRONT ELEVATION
A201 1/4" = 1'-0"



2 SIDE ELEVATION
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Eric Fisher

For architectural scope only

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