



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-04568

Project Description: New Athletic product testing space as Retail/Office

Case Review Date: May 2025

2. SITE INFORMATION

Development Address: 158 41ST ST

Parcel (s): 49-A-192

Zoning Designation: R1A-VH

Neighborhood: Central Lawrenceville

Registered Community Organization: N/a

Date of Development Activities Meeting: N/r

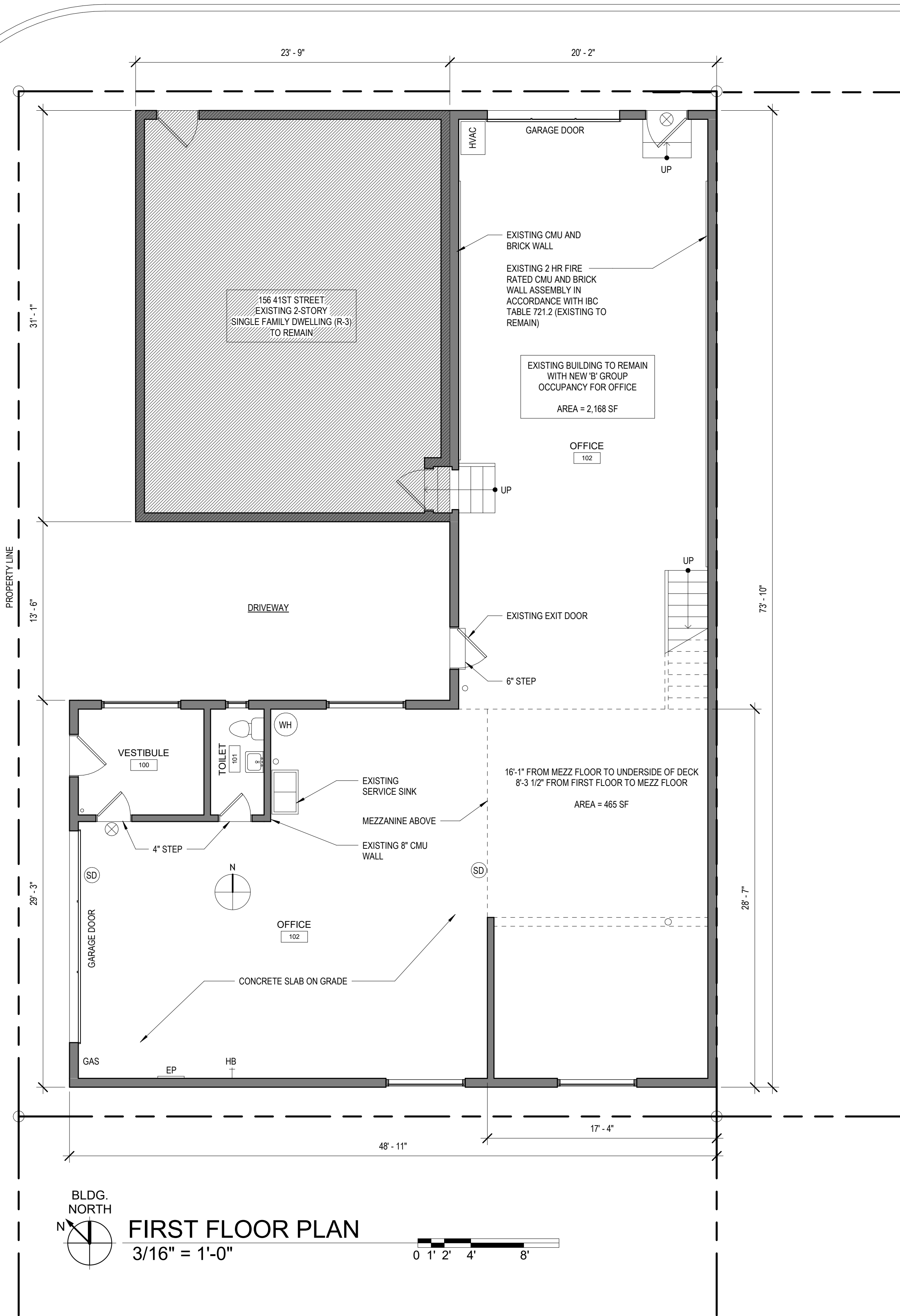
B. ZBA REQUESTS

Type of Request: Special Exception Code Section: 921.02A.4

Description: Change of one Non-Conforming use to other, from Warehouse to Office

FOSTER STREET

41ST STREET



PROJECT INFORMATION

PARCEL ID: 0049-A-00192-0000-00
ZONING DISTRICT: R1A-VH

ONE STORY BLOCK BUILDING

158 41st STREET
PITTSBURGH, PA 15201
ALLEGHENY COUNTY

STORIES: 1 STORY
CONSTRUCTION TYPE: VB

TWO STORY BRICK HOUSE

156 41st STREET
PITTSBURGH, PA 15201
ALLEGHENY COUNTY

STORIES: 2 STORIES
CONSTRUCTION TYPE: VB

PROPOSED BUILDING USE

ONE STORY BLOCK BUILDING
EXISTING 2,168 SF BUILDING TO BE CHANGED TO USE GROUP B AND ZONING USE RETAIL SALES AND SERVICE TO ACCOMMODATE OFFICE SPACE AND ATHLETIC PRODUCT TESTING

EXISTING USE GROUP: S-2 STORAGE
PROPOSED USE GROUP: B BUSINESS (PROPOSED)

EXISTING NONCONFORMING ZONING USE: WAREHOUSE (LIMITED)
PROPOSED NONCONFORMING ZONING USE: RETAIL SALES AND SERVICE (LIMITED)

TWO STORY BRICK HOUSE

USE GROUP: R-3 SINGLE FAMILY DWELLING (EXISTING TO REMAIN)

EXISTING ZONING USE: SINGLE FAMILY RESIDENCE (TO REMAIN)

OCCUPANCY AND USE NOTES

IBC 2018 SECTION 508.3 NONSEPARATED OCCUPANCIES

THE BUILDING HAS BEEN ASSESSED AS A NONSEPARATED OCCUPANCY

- PROPOSED BUILDING USE INFORMATION:
- PARKING WILL BE ACCOMMODATED OFF-SITE. THE PROPERTY OWNER HAS ANOTHER PROPERTY NEARBY
 - HOURS OF OPERATION WILL BE OFF-PEAK HOURS AND NO WEEKENDS
 - THERE WILL BE A TOTAL OF 6 EMPLOYEES

WILDMAN
CHALMERS
DESIGN
WWW.WILDMANCHALMERS.COM
1622 LOWRIE ST PITTSBURGH PA 15212
PHONE 412.436.9303



DRAWN TKD
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158 41st STREET
PITTSBURGH, PA 15201

156 41st STREET

EXISTING FIRST
FLOOR PLAN

X1.2