



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: Development Project Protest Appeal

ZDR Case Number: BDA-2025-12751

Project Description: TENANT FIT-OUT FOR USE OF 5,400 SQ FT FOR RESTAURANT (GENERAL USE)

Case Review Date: February 2026

2. SITE INFORMATION

Development Address: 4644 FORBES AVENUE, Pittsburgh, PA 15213

Parcel (s): 52-N-59

Zoning Designation: EMI

Neighborhood: North Oakland

Registered Community Organization: Oakland Planning and Development Corporation; OBID

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Special Exception Code Section: 911.02

Description: Restaurant (General) use is a Special Exception in the EMI Zoning District.

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Description: Proposed use shall comply with the Restaurant (General) use standards in the EMI zoning district as listed in 911.04A.56.