



**A. PROJECT INFORMATION**

**1. ZONING DEVELOPMENT REVIEW CASE INFORMATION**

Application is:  Development Project  Protest Appeal  
ZDR Case Number: BDA-2025-12852  
Project Description: Change of use and 3 story addition.  
Case Review Date: Feb 2026

**2. SITE INFORMATION**

Development Address: 5904 BRYANT ST  
Parcel (s): 82-M-181  
Zoning Designation: LNC  
Neighborhood: Highland Park  
Registered Community Organization: Highland Park Community Council  
Date of Development Activities Meeting: 03/19/2026

**B. ZBA REQUESTS**

Type of Request: Variance Code Section: 904.02C

Description: The maximum permitted height for primary structures is 45' (3 stories), 38' (4 stories) proposed.

Type of Request: Variance Code Section: 914.02

Description: Additional Parking for proposed 3 dwelling unit, 3 required, 0 proposed.

Type of Request: Variance Code Section: 914.10A.

Description: Loading space for residential/commercial use; 1 required, 0 proposed.

Type of Request: Variance Code Section: 918.03

Description: Refuse Receptacles and Waste Removal Areas needs to be screened; no screening indicated.

Type of Request: Special Exception Code Section: 916.04B



Description: Dumpsters and refuse receptacles shall be located a minimum of thirty (30) feet from any property zoned R.

Type of Request: Special Exception

Code Section: 916.02.B.1

Description: The maximum permitted height for primary structures within 50' of property zoned R1D, R1A, R2, R3 or H is 40' (3 stories), 38'/4 stories proposed.

Type of Request: Special Exception

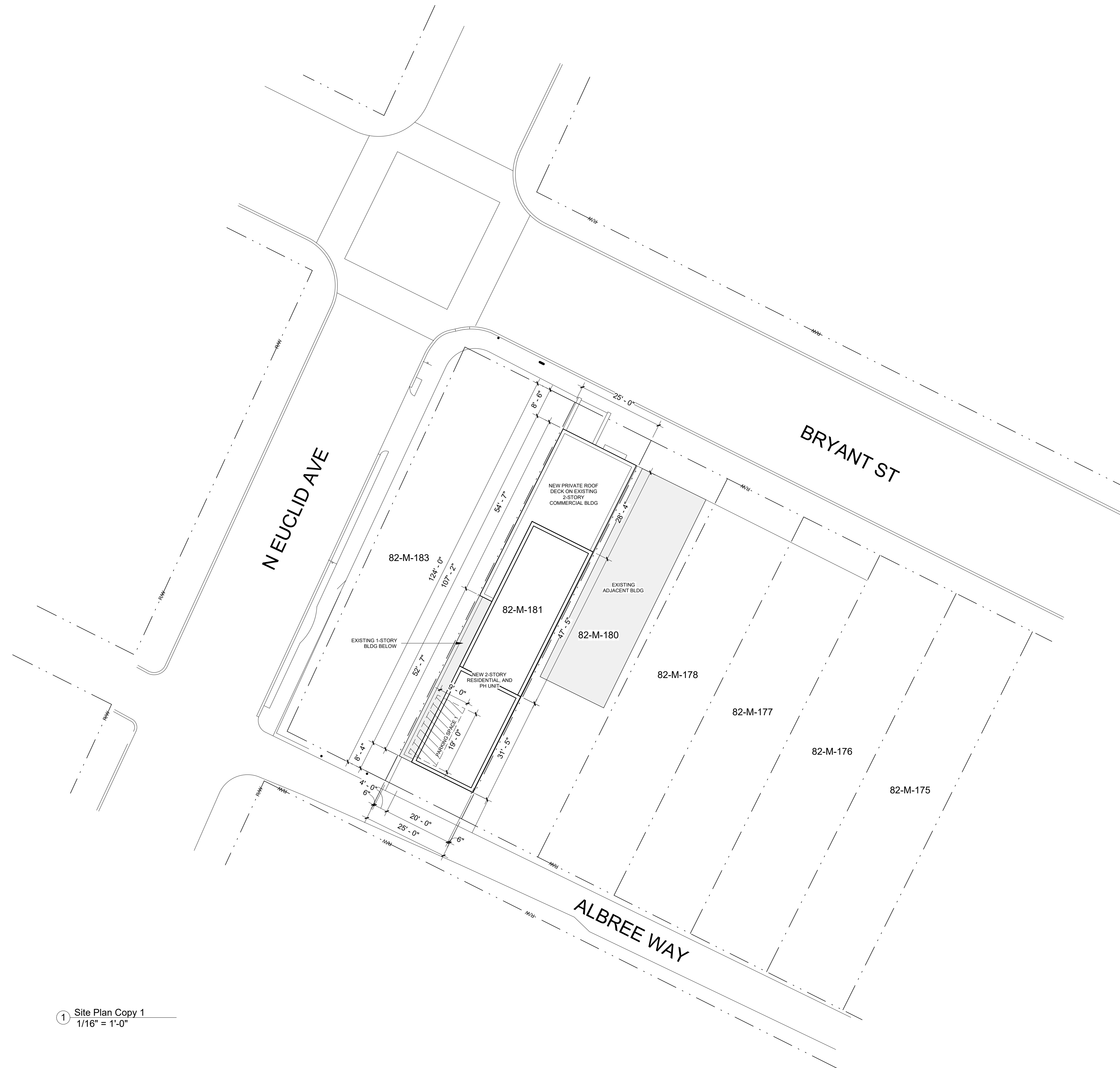
Code Section: 916.02.A.8

Description: The required rear setback for primary structures adjacent to property zoned residential zone is setback 15'.

Mixed-Use Project

5904 Bryant Street  
Pittsburgh, PA 15206  
Smiling Banana Leaf

BRAD W. GROFF, AIA  
115 53rd Street  
Pittsburgh, PA 15201



① Site Plan Copy 1  
1/16" = 1'-0"

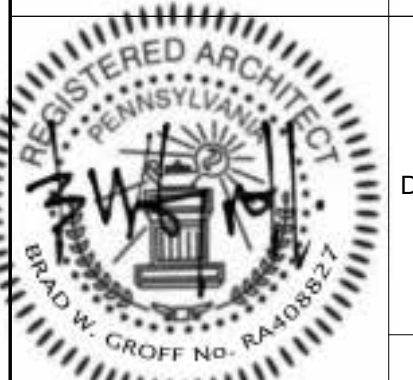
BUILDING PERMIT  
THIS APPLICATION DOES NOT AFFECT USE,  
OCCUPANCY OR EGRESS

DRAWING:  
Site Plan

SEAL & SIGNATURE DATE: 12/22/2025

PROJECT NO. Project Number

SCALE: 1/16" = 1'-0"



DRAWING NO.  
**C1**