



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: DCP-ZDR-2024-02349

Project Description: CONSTRUCT ACCESSORY DECK FOR OUTDOOR SEATING AND EXPAND EXISTING RESTAURANT USE

USE OF APPROX 46' x 17' DECK AS ACCESSORY OUTDOOR DINING TO EXISTING RESTAURANT AT BUILDING'S NORTHERLY SIDE. USE OF 1ST AND 2ND FLOOR OF EXISTING STRUCTURE AS RESTAURANT (GENERAL).

Case Review Date: March 2025

2. SITE INFORMATION

Development Address: 2650 CALIFORNIA AVE, Pittsburgh, PA 15212

Parcel (s): 44-M-105

Zoning Designation: R1A-H

Neighborhood: Marshall-Shadeland

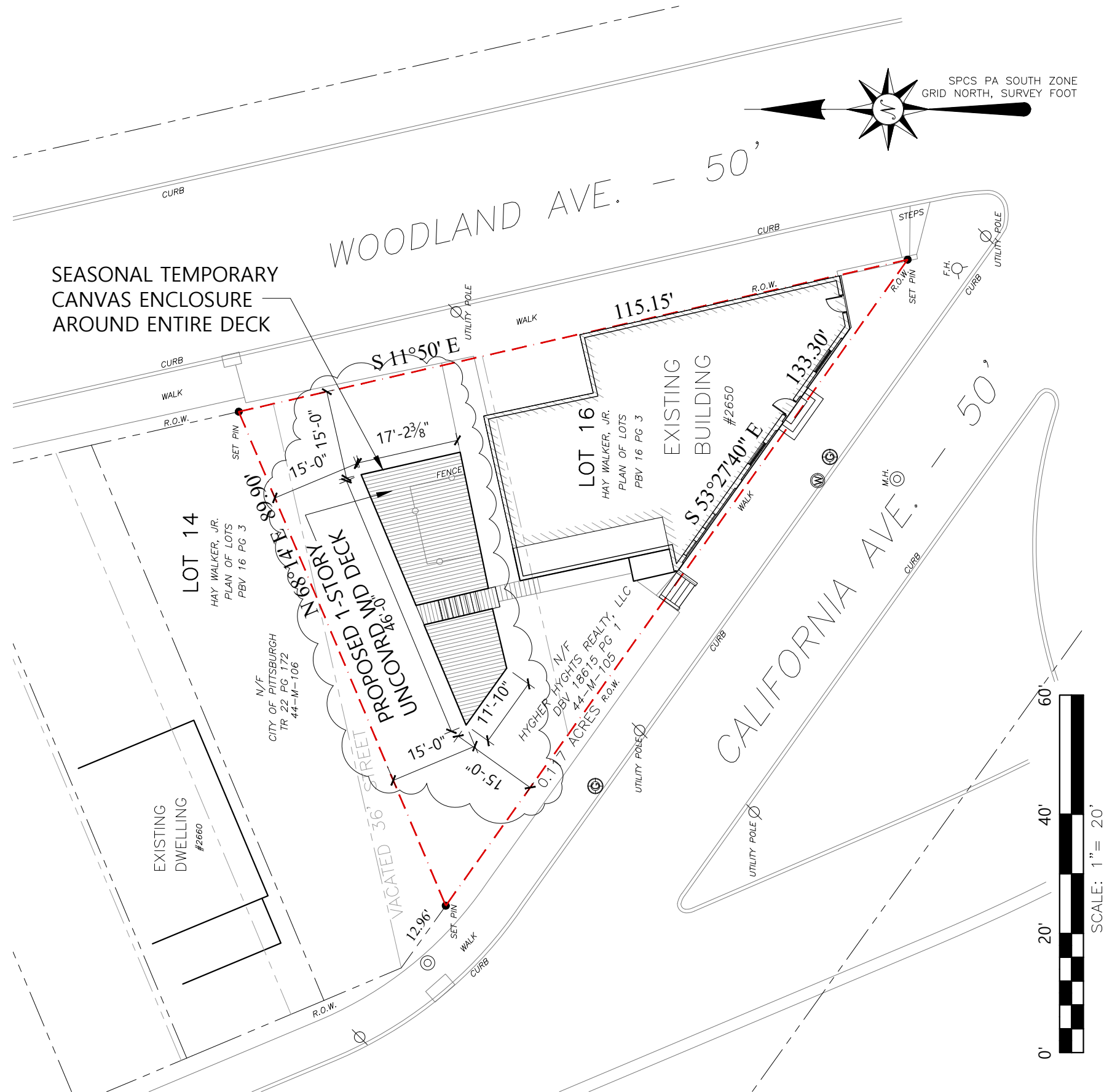
Registered Community Organization: Marshall Shadeland Civic Group

Date of Development Activities Meeting: 4/1/2025

B. ZBA REQUESTS

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

Description: Proposed expansion changes the use type from Restaurant (Limited) to Restaurant (General), for a special exception for change of one non-conforming use to another OR a use variance, depending on whether special exception standards are met.



NEW REAR DECK

2650 CALIFORNIA AVE, PITTSBURGH, PA 15212

REVISED: MARCH 4, 2025
REVISED: MAY 15, 2024
MARCH 7, 2024

PROJECT INFORMATION

PROPERTY OWNER: HYGHER HYGHTS REALTY LLC
127 27TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
LOT# 44-M-105
ZONING DISTRICT: R1A-H

REQUIRED	ACTUAL
MIN. LOT SIZE: 1,800 SF	11,119 SF (ACT.)

EXISTING RESTAURANT SIZE: 1,834 SF
PROPOSED USE OF BOTH FLOORS: 3,668 SF

15% MAX INCREASE: 275 SF

PROPOSED INCREASE:

1,834 SF RESTAURANT

507 SF DECK

TOTAL INCREASE: 2,341 SF (127.6% INCREASE)

OUTDOOR SEATING TO BE CLOSED BETWEEN
10PM & 11 AM

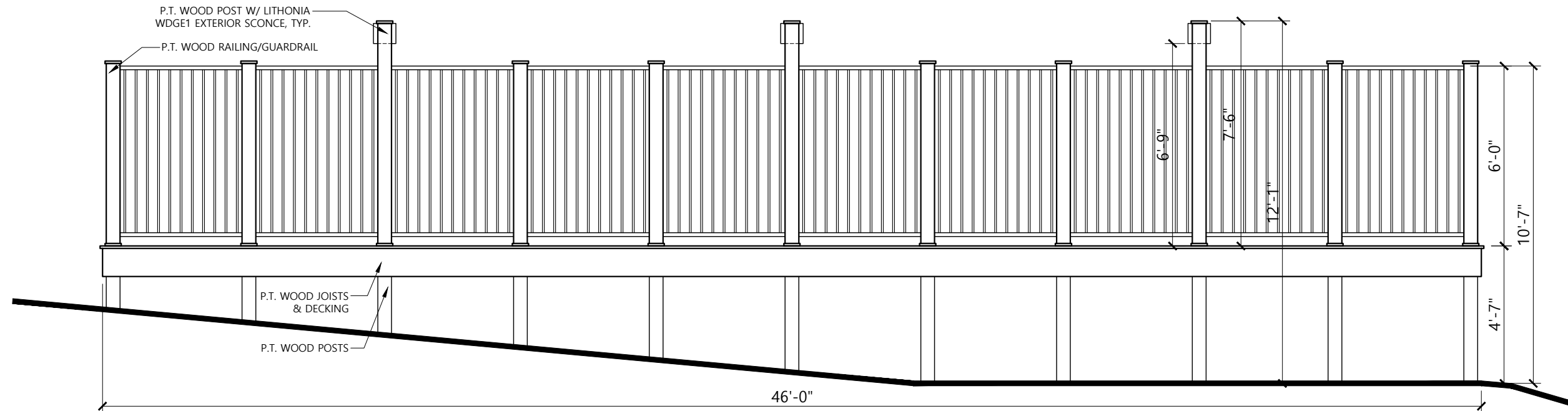
SETBACKS:

FRONT = 15'	15.00'
EXT SIDEYD = 15'	15.00'
INT SIDEYD = 15'	15.00'
MAX HT: 15'/1 STORY	12'/1 STORY

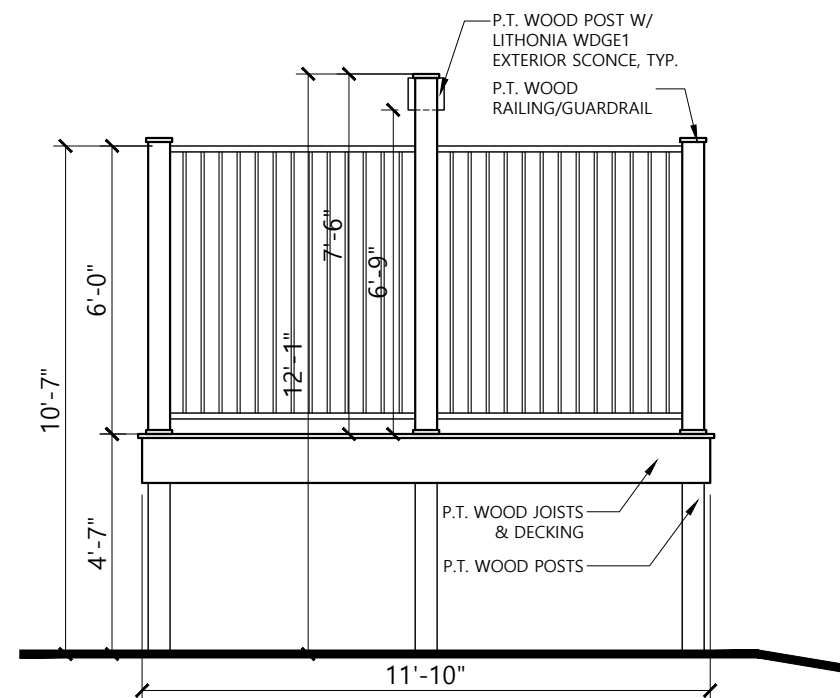


1" = 20'-0"

PLT



1 ELEVATION FROM 44-M-106
SD-1 SCALE: 1/4" = 1'-0"



2 ELEVATION FROM CALIFORNIA
SD-1 SCALE: 1/4" = 1'-0"