



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2025-08958

Project Description: Use of first floor as "Restaurant (Limited)" or "Retail sales and services (Limited)," and second and third floors as "1-unit Attached" of existing 2 1/2 story structure

Case Review Date: Oct 2025

2. SITE INFORMATION

Development Address: 708 Jacksonia St

Parcel (s): 23-J-19

Zoning Designation: R1A-VH

Neighborhood: Central Northside

Registered Community Organization: NA

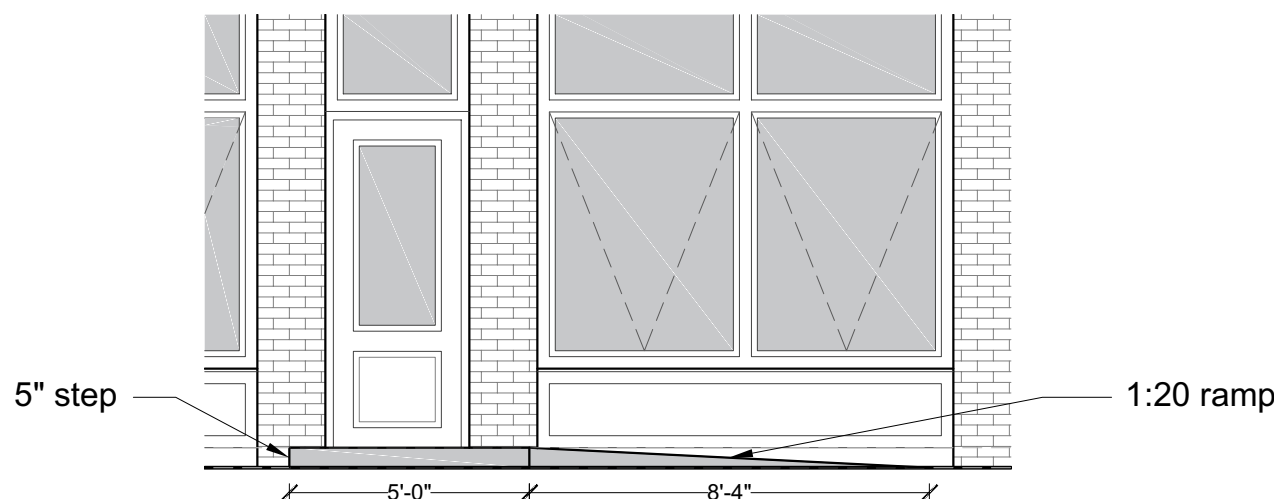
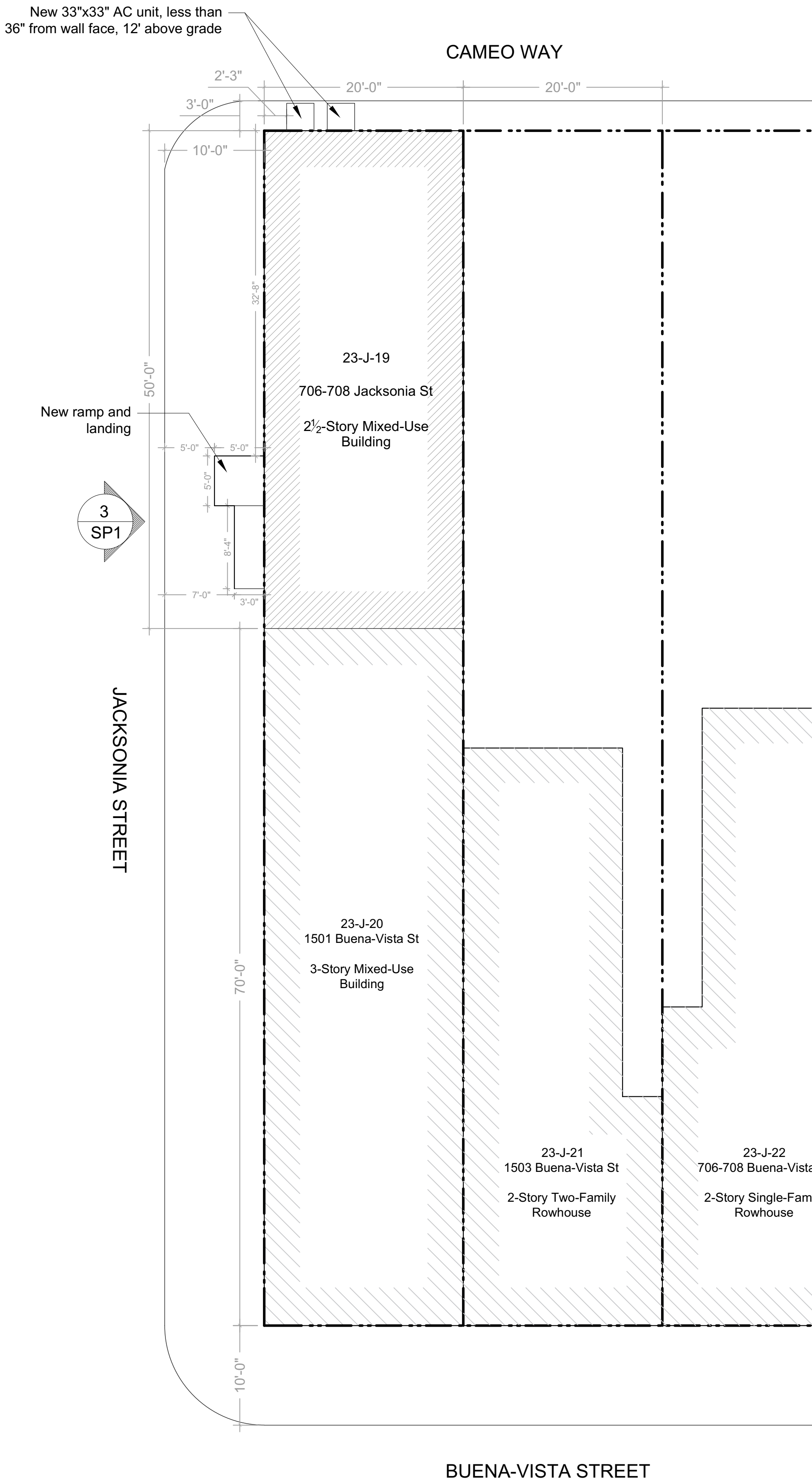
Date of Development Activities Meeting: NA

B. ZBA REQUESTS

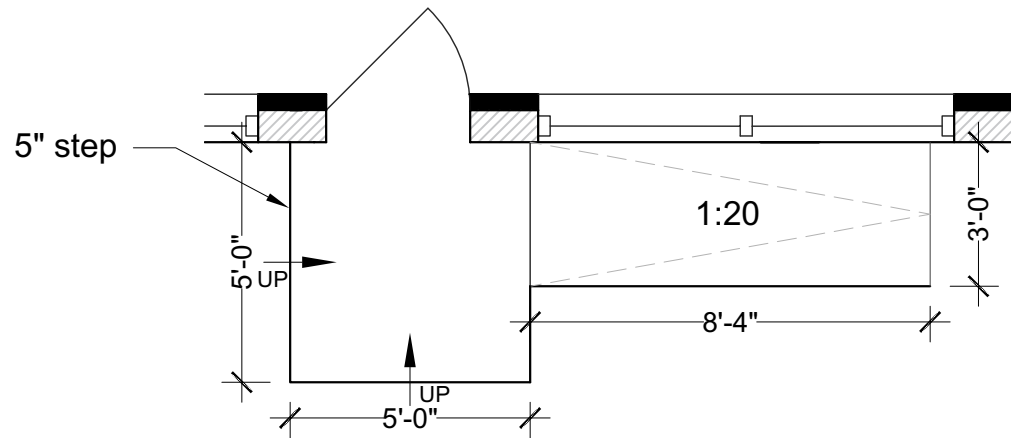
Type of Request: Special Exception

Code Section: [921.02.A.4](#)

Description: Change of non-conforming use for first-floor commercial from "Vacant" to "Restaurant (Limited)" or "Retail sales and services (Limited)."



3 RAMP ELEVATION DETAIL
Scale: 1/4"=1'-0"



1 RAMP PLAN DETAIL
Scale: 1/4"=1'-0"



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COMMERCIAL RENOVATION
706-708 JACKSONIA STREET
PITTSBURGH, PA 15212
PERMIT DRAWINGS

DATE ISSUED: October 13, 2025

LOCATION:
706-708 Jacksonia Street
Pittsburgh, PA 15212

OWNER:
260 Sunset Dr
Indiana, PA 15701

ARCHITECT:
Milton Ogot, ARCHITECT
320 Anthon Drive
Pittsburgh, PA
412-519-2897



REVISIONS:

DRAWN: MH CHECKED: RE

706-708 Jacksonia St

SP1
SITE PLAN



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

Date of Hearing: March 8, 2018

Date of Decision: April 12, 2018

Zone Case: 45 of 2018

Address: 706 Jacksonia Street

Zoning Districts: R1A-VH

Ward: 25

Neighborhood: Central Northside

Owner: Norman Gregory Humphries

Applicant: Tomas Fairchild

Request: Use of first floor as retail sale and service (limited), coffee shop and an office (limited).

Special Exception	921.02.A.4	Change for a one nonconforming use to another is a Special Exception
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Appearances:

Applicant: TJ Fairchild

Findings of Fact:

1. The Subject Property is located at 706 Jacksonia Street in an R1A-VH (Residential Single-Unit, Very High Density) District in the Central Northside neighborhood.

2. A two-story building with a first floor commercial space is located on the Subject Property.

3. The building had previously been used for a sandwich shop and barber shop and office.

4. Fixtures from the previous commercial uses remain in place on the Subject Property.

5. The Applicant now proposes to use the building as a coffee shop with a related office.

6. The Applicant explained that the space would be used for overflow seating for his existing coffee shop located 1501 Buena Vista Street, which abuts the Subject Property.

7. Typically, one employee would staff the expanded coffee shop area on the Subject Property.

8. The expanded space would also be used to accommodate small community events for as many as 15 people.

9. The coffee shop and associated office would be open between 7 a.m. and 6 p.m., daily.
10. Community events would end by 10 p.m.
11. The Applicant stated that ample on-street parking is available in the immediate vicinity of the Subject Property.
12. Employees and customers generally come from the surrounding neighborhood.
13. Several other commercial uses in the immediate vicinity of the Subject Property.
14. No parties appeared at the hearing to oppose the proposed use.

Conclusions of Law:

1. The Applicant seeks a special exception pursuant to Code Section 921.02.A.4 to permit the change from one nonconforming use to another.

2. The property was previously used for commercial uses, which were nonconforming uses in the R1A-VH District that were not abandoned. The proposed use of the property for a coffee shop and office will be generally consistent with the previous nonconforming uses and will not have any greater impact on the surrounding area. The coffee shop use will be generally consistent with the existing coffee shop and will be an appropriate extension of that business.

3. Consistent with the evidence and testimony presented and the applicable legal standards governing special exceptions, the Board concludes that approval of the requested special exception is appropriate.

Decision: The Applicant's request for a special exception pursuant to Code Section 921.02.A.4 is hereby **APPROVED**.



Alice B. Mitinger, Chair



LaShawn Burton-Faulk



John J. Richardson