
Division of Zoning and Development Review

Zoning Board of Adjustment Hearing Agenda for March 12, 2026

Board meetings will be hosted on Zoom and streamed on YouTube Live on the [Pittsburgh City Planning YouTube page](#). To join the Zoom webinar, use the link: <https://us02web.zoom.us/j/85171125255> or call 301-715-8592 with Webinar ID: 851 7112 5255. If you are not planning to testify, please watch the YouTube Live stream to allow those testifying to be able to join the meeting.

To attend in-person: The meeting will be held in the lower level of 412 Boulevard of the Allies

Information about each agenda item is posted on the [City Planning Meetings Calendar](#).

To provide public comment, you can:

- Join the virtual meeting and use raise hand function to request to speak.
- Call into the meeting on your phone and use raise hand function by pressing *9.

Anyone who requires an accommodation for effective communication or a modification of policies or procedures to participate in a program, service, or activity provided by the City of Pittsburgh should contact the City ADA Coordinator as soon as possible but no later than two business days before the event: ada@pittsburghpa.gov

Date of Hearing: March 12, 2026

Time of Hearing: 9:00 am

Zone Case: 149 of 2025

1316 Juniata Street

Zoning District: R1A-VH

Ward: 21

Council District: 6

Neighborhood: Manchester

Subdivision

DCP-LOT-2025-00247

Variance: Section 926.129

Frontage on a street required; creation of lots without street frontage proposed

**Past Cases &
Decisions:**

Notes:

N/A

Date of Hearing: March 12, 2026

Time of Hearing: 9:10 am

Zone Case: 21 of 2026

710 Dunster Street

Zoning District: R1D-H

Ward: 19

Council District: 4

Neighborhood: Brookline

Front Yard Parking Pad

BDA-2025-06515

Variance: Section 912.04.L.3

Front Yard Parking Prohibited

Date of Hearing: March 12, 2026

Time of Hearing: 9:20 am

Zone Case: 13 of 2026

119 Kearsarge Street

Zoning District: R2-H

Ward: 19

Council District: 2

Neighborhood: Mount Washington

Front Yard Parking Pad

BDA-2026-00053

Variance: Section 912.04.L.3

Front Yard Parking Prohibited

Date of Hearing: March 12, 2026

Time of Hearing: 9:30 am

Zone Case: 17 of 2026

4644 Forbes Avenue

Zoning District: EMI

Ward: 4

Council District: 8

Neighborhood: North Oakland

Tenant fit out for 5,400 sf restaurant (General) use

BDA-2025-12751

Special Exception: Section 911.02

Restaurant (General)

Date of Hearing: March 12, 2026

Time of Hearing: 9:40 am

Zone Case: 14 of 2026

4103 Beechwood Boulevard

Zoning District: RM-M

Ward: 15

Council District: 5

Neighborhood: Greenfield

Two-story garage

Variance: Section 912.04.E

15'/1-story maximum accessory structure height

Date of Hearing: March 12, 2026

Time of Hearing: 9:50 am

Zone Case: 19 of 2026

1816 Buena Vista Street

Zoning District: H

Ward: 25

Council District: 6

Neighborhood: Perry South

Construction of 18 Single Unit Attached Houses

BDA-2025-12227

Special Exception: Section 911.02

Single Unit Attached requires a special exception in H District

<p>Date of Hearing: March 12, 2026 Time of Hearing: 10:00 am Zone Case: 3 of 2026</p> <p>East Jefferson Street</p> <p>Zoning District: R1A-VH Ward: 1 Council District: 25 Neighborhood: Central Northside</p> <p>Construction of House</p> <p>BDA-2025-01446</p> <p>Variance: Section 903.03.E</p> <p>15' rear setback required, 10' requested</p> <p>Appeal: Section 925.06.G</p> <p>Appeal of approval of deck within setbacks as an administrator's exception</p>	

