



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-1161

Project Description: New Wall Signs

Case Review Date: Nov 2025

2. SITE INFORMATION

Development Address: 3520 FORBES AVE

Parcel (s): 28-F-368-01

Zoning Designation: UC-E

Neighborhood: Central Oakland

Registered Community Organization: OPDC & OBID

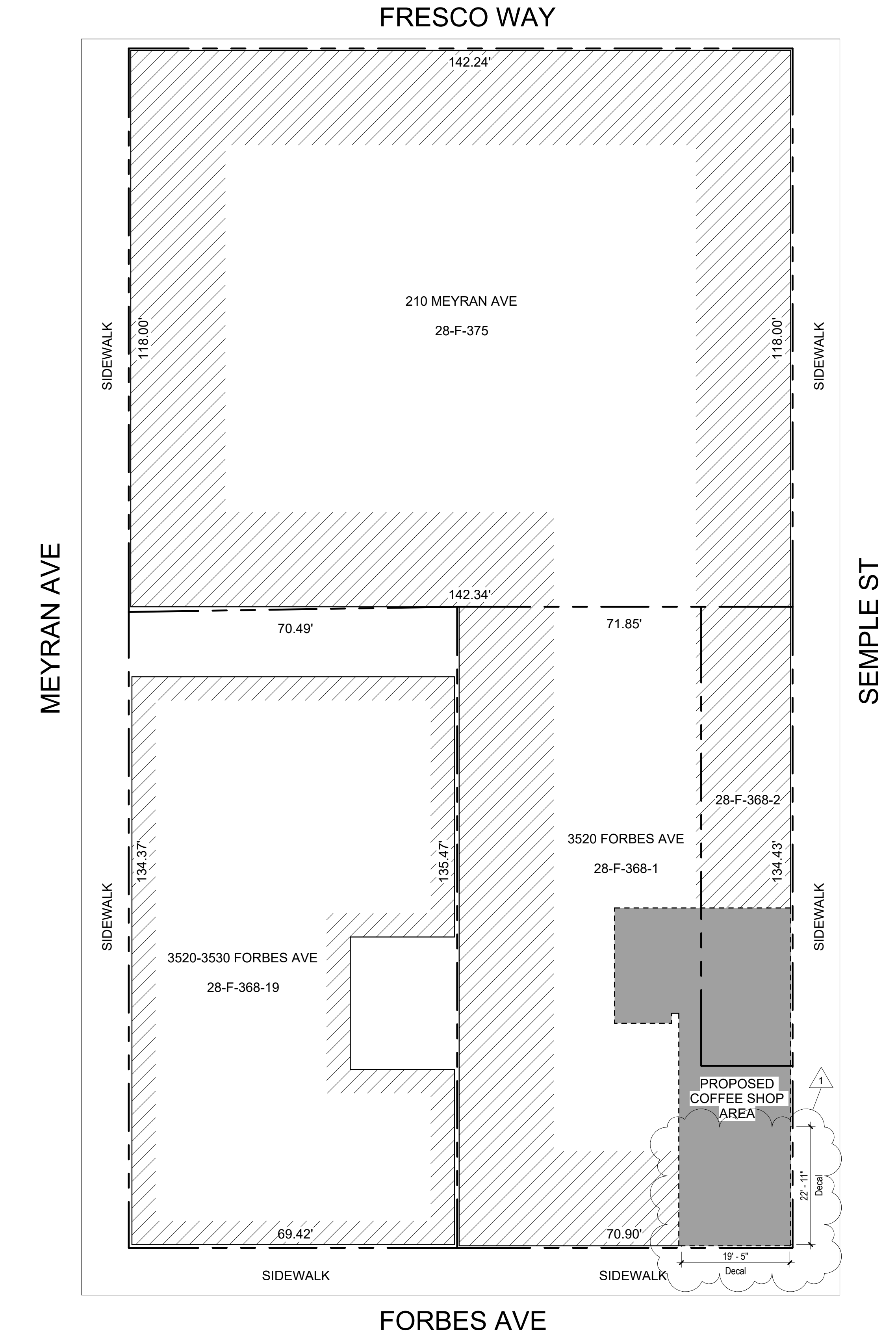
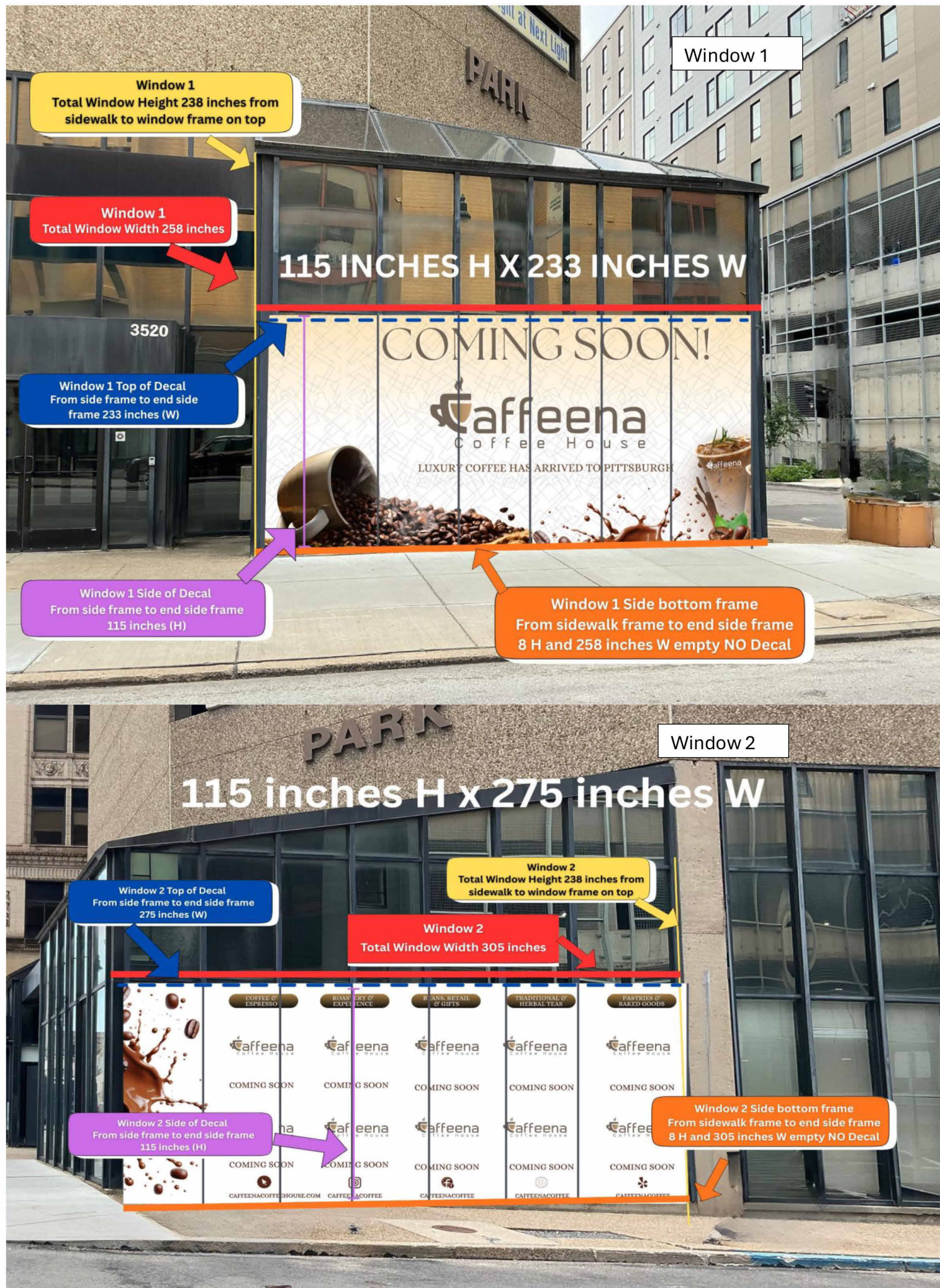
Date of Development Activities Meeting: N/r

B. ZBA REQUESTS

Type of Request: Variance

Code Section: 919.03M.5(a)

Description: Max 80 SF Wall Sign permitted, 186 SF on one side and 219 SF on other side requested.



1 Site Plan
1/16" = 1'-0"



David D. Hart



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Client: Simon Saleh
**Coffee Shop
Tenant-Fit**

3520 Forbes Ave
Pittsburgh, PA 15213

Existing Conditions

Revision	No.	Date
Revision 1	1	12/19/25

Date
Hart Arch Project No.

12.19.2025
2512.347

Site Plan