Division of Zoning and Development Review
City of Pittsburgh, Department of City Planning
412 Boulevard of the Allies, Second Floor
Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

Date of Hearing: October 1, 2026
Date of Decision: October 27, 2026

Zone Case: 125 of 2026
Address: 2618 Brereton Street
Lot and Block: 25-P-93
Zoning Districts: H
Neighborhood: Strip District

Request: Use of existing two-story structure for workshop and storage

Application: BDA-2025-12408

Variance	Section 911.02	Unlisted use similar to art or music studio and construction contractor prohibited in H District

Appearances:

Applicant: Nathan Hart, Cedric Wells, Emilie Bosworth-Clemens

Findings of Fact:

1. The Subject Property is located at 2618 Brereton Street in an H (Hillside) District in Polish Hill.

2. A densely wooded hillside surrounds the site, which is located at the dead-end of Brereton Street.

3. The two-story garage structure on the property was constructed approximately 80 years ago.

4. The City has not issued a Certificate of Occupancy for the Subject Property.

5. The Applicant indicated that the structure had been originally built as a commercial garage and was not aware whether it had ever been used as accessory parking for a house.

6. The Applicant proposes to use the top floor of the building for a sewing studio and to use the ground floor to store supplies for a contracting business.

7. The Department of City Planning determined that the sewing studio would be an unlisted use similar to art or music studio, which is not permitted in the H District.

8. The Applicant explained that both sewing and contractor businesses have no employees, and that the building would typically be used from approximately 8 a.m. until 6 p.m., Monday through Friday.

9. The Applicant submitted letters of support from several neighbors.

10. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant requests a use variance from Section 911.02, which prohibits art or music studio and construction contractor uses in the H District.

2. The Applicant presented credible evidence that the existing structure, which has been on the site for approximately 80 years, is a unique feature of the site and was originally constructed for use as a commercial garage.

3. Because of the topography of the area and the existing structure, use of the property for any of the uses permitted in the H District would not be practicable.

4. The Applicant also presented credible evidence of the limited nature of the proposed uses, which would not have a significant impact on the surrounding neighborhood.

5. Consistent with the evidence presented to the Board, and the applicable legal standards governing variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for variances from Section 911.02 to allow the use of the Subject Property for a construction contractor use and for an art or music studio, as described to the Board, is hereby APPROVED.

s/Alice B. Mitinger
Alice B. Mitinger, *Chair*

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.