



Division of Development Administration and 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 9, 2025
Date of Decision: November 20, 2025

Zone Case: 122 of 2025
Address: 172 Maxwell Way
Lot and Block: 124-P-11
Zoning Districts: R1A-H
Ward: 12
Neighborhood: Larimer

Request: Renovation of existing garage

Application: BDA-2024-06630

Review	Section 911.02	Review non-conforming use of Subject Property for automotive repair
Special Exception	Section 921.02.A.4	Change of non-conforming use from automotive repair to unlisted use

Appearances:

Applicant: William Whittaker

Findings of Fact:

1. The Subject Property is located at 172 Maxwell Way in an R1A-H (Residential One Unit Attached High Density) District in Larimer.
2. The parcel is adjacent to a large surface parking lot and a vacant parcel. On the opposite side of Maxwell Way are the rear yards of parcels with frontage on Shetland Street.
3. A one-story, two-bay garage structure is located on the Subject Property.
4. The Applicant explained that the structure was originally built in 1954 as an automotive repair shop but has been vacant since 1995.
5. The City has not issued a Certificate of Occupancy for the Subject Property.
6. The Applicant explained that he restores cars and does woodworking as hobbies and that he intends to use the garage for his personal use.

7. The Zoning Administrator determined that the proposed use would be a use that is “unlisted” in the Code but would have characteristics similar to vehicle repair or warehouse.

8. The Applicant submitted photographs of the utilities and bathroom in the garage structure to demonstrate that it had previously been used for a commercial use.

9. Mr. Whittaker testified that he lives nearby and intends to primarily walk to the garage.

10. Mr. Whittaker generally demonstrated that the proposed use would not have a greater impact on the surrounding neighborhood, compared to the former automotive repair shop use, and that the renovation of the structure for the proposed use would improve the property.

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

Conclusions of Law:

1. Code Section 921.02.A.4 permits the change of one nonconforming use to another where the proposed use is “of the same general character or of a character that is more closely conforming than the existing, nonconforming use” and is generally consistent with the prior nonconforming use with respect to the impact of the proposed use on the surrounding area.

2. The automotive repair shop use, which has existed on the Subject Property since the 1950s, is legally nonconforming in the R1A-VH District. The proposed unlisted use is not permitted in R1A-VH Districts and would also be nonconforming in that district.

3. The Board concludes that the proposed use, as described to the Board, will have fewer impacts compared to the previous use of the property and will not have any significant impacts on the surrounding neighborhood.

4. 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 Section 921.02.A.4 is hereby APPROVED; subject to the condition that use of the garage shall be limited to uses and purposes described to the Board.

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.