



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: September 4, 2025

Date of Decision: September 5, 2025

Zone Case: 116 of 2025

Address: 4200 Main Street

Lot and Block: 49-L-378

Zoning Districts: R1A-VH

Ward: 9

Neighborhood: Bloomfield

Request: Change of use to two-unit residential

Application: BDA-2025-07812

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| Review | Section 921.02.A.4 | Change non-conforming use from retail sales and services to two-unit residential |
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Appearances:

Applicant: John Irwin

Findings of Fact:

1. The Subject Property is located at 4200 Main Street in an R1A-H (Residential Single-Unit Attached, High-Density) District in Bloomfield.

2. The two-story building on the property extends to all four lot lines. No parking is available on-site.

3. A June 26, 1997 Certificate of Occupancy permits use of the building for "Ladies clothing store on portion of first floor with one dwelling unit on remainder of first floor and second floor."

4. The Applicant explained that the first floor has been used for a dwelling unit, and not the permitted retail use, since before he purchased the Subject Property in 2019.

5. The Applicant submitted a series of photographs that depict the separate entrances, fixtures, and utilities for the two units.

6. A number of commercial and multi-unit residential uses are located in the immediate vicinity of the Subject Property.

7. In Zone Case No. 91 of 2019, the Board approved the change of the nonconforming retail use to the same two-unit residential use proposed here. The Board's 2019 approval was not extended and expired.

8. No parties appeared at the hearing to oppose the Applicant's renewed requested to change the nonconforming retail use to the proposed two-unit residential use.

Conclusions of Law:

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

2. The criteria for the proposed special exception include consideration of whether the proposed use is of the same general character as the existing use or of a character that is more closely conforming to the uses permitted in the zoning district than the existing use.

3. Pursuant to the 1997 Certificate of Occupancy, use of the building for the nonconforming retail use was legally nonconforming. The proposed two-unit use would also be nonconforming in the R1A-VH District but would be more consistent with the residential nature of the district and the context of the surrounding neighborhood than the retail use.

4. The Applicant presented credible evidence that the two-unit use has been in place for a significant period of time.

5. 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 to allow the use of the Subject Property for a two-unit residential use 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.