



**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:** November 6, 2025  
**Date of Decision:** December 3, 2025  
  
**Zone Case:** 140 of 2025  
**Address:** 228 Steuben Street  
**Lot and Block:** 19-C-87  
**Zoning Districts:** H  
**Ward:** 20  
**Neighborhood:** Elliott  
  
**Request:** 2-unit residential  
  
**Application:** BDA-2025-09820

Variance/Review	911.02	2-unit residential
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**Appearances:**

Applicant: Robert Sharp

**Findings of Fact:**

1. The Subject Property is located at 228 Steuben Street in an H (Hillside) District in Elliott.
2. The structure on the Subject Property has one residential unit on the first floor and a second residential unit on the second floor.
3. The structure extends to the front and both side property lines and no space is available for off-street parking.
4. The Applicant explained that the structure has been used for two units since before he purchased it in 2001.
5. The City has not issued a Certificate of Occupancy for the Subject Property.
6. The Applicants submitted photographs of the separate utility meters, kitchens, and entrances for the two units.
7. The Applicants noted that several other structures that are used for more than one residential unit are in the proximate area of the Subject Property.

8. The City of Pittsburgh's 1997 Zoning Map indicates that the zoning district designation for the Subject Property was, at least as of 1997, R2 (Residential Two-Unit), where two-unit uses were permitted.

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

**Conclusions of Law:**

1. Pursuant to Section 911.02, two-unit residential uses are not permitted in H Districts.

2. The Applicant submitted credible testimony that the use was permitted by right pursuant to the 1997 Zoning Map and that the use of the building on the Subject Property for two residential units predated the change in the zoning district designation to an H District, where the two-unit use is not permitted.

3. Use of the property for two units, without on-site parking, has not had a significant impact on the surrounding neighborhood.

4. Consistent with the evidence that testimony presented, and the legal principles relating to nonconforming uses, the Board concludes that the use of the Subject Property for two residential units predates the current Zoning Code provisions and is legally nonconforming.

**Decision: The use of the structure for two units, with no off-street parking, is legally nonconforming and may continue.**

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.