

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 802 BOGGS AVE, Pittsburgh, PA 15211	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Mt Washington CDC Residents DCP Co-Applicant
Parcel Number(s): 15-J-81	
ZDR Application Number: BDA-2025-12890	
Meeting Location: Healthy Active Living Community Center, 122 Virginia Ave	
Date: 1/15/26	
Meeting Start Time: 6PM	
Applicant: R. Cadillo; C. Volchko (co-applicant)	Approx. Number of Attendees: 40
Boards and/or Commissions Request(s): Use variance at the Zoning Board of Adjustment	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

<p>Occupancy/change of use for 2-unit dwelling</p> <p>[Applicant read the following written statement]:</p> <p>“This meeting is required by the City of Pittsburgh so that we can get a ZBA hearing in order to reinstate the Zoning Classification Usage for the property at 802 Boggs Avenue to return back to a two-family residence</p> <p>While attempting to sell it to my nephew we were informed that this property was zoned as a single-family residence. However, to the best of my knowledge this property has always been a two-family dwelling. Somewhere in 1973 there was some type of an error mix up that caused this change.</p> <p>There are notes where in 1963 this property was R3 zoning and it was a dwelling with 2 units. The Allegheny County Real Estate Website Portal shows this property as Two-Family Residential Dwelling.</p> <p>All we are requesting this Zoning Classification Usage be changed and approved back to its original status. So that this property can be sold and kept in our family.</p> <p>Thank you.”</p> <p>Applicant brought packets of printed information outlining the case and offered them to audience. Audience did not take any of the packets.</p>

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Why do you need to talk to us?	DCP Response: applicant needs to get a use variance because her property has a certificate of occupancy from the 70s for a single-unit dwelling, even though it has two units. A variance would make the property compliant with the zoning code and allow her to sell the property to a family member, who is having trouble getting a mortgage for the property because it is noncompliant. Use variances in areas with RCOs require a DAM according to DAM thresholds.
Where is this located?	Down the lower end of Boggs Ave
Who is requiring you speak to us?	The city
Good luck with getting this change.	Thank you

Other Notes

ZBA hearing – Feb 19

Planner completing report: AD