



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: July 9, 2026
Date of Decision: August 12, 2026

Zone Case: 92 of 2026
Address: 104 S. 18th Street
Lot and Block: 12-J-101
Zoning Districts: R1A-VH
Neighborhood: South Side Flats

Request: Use of building for two dwelling units

Application: DCP-ZDR-2024-03606

Special Exception	Section 911.02	Continue use as two-unit residential
-------------------	----------------	--------------------------------------

Appearances:

Applicant: Donald Carlson, Patrick Brown

Findings of Fact:

1. The Subject Property is located at 104 S. 18th Street in an R1A-VH (Residential One Unit Attached Very High Density) District in the South Side Flats.
2. The structure on the Subject Property has one residential unit on the first floor and a second residential unit on the second and third floors.
3. The Applicant explained that the structure has been used for two residential units at least since he purchased the property 25 years ago.
4. No parking is available on the Subject Property.
5. The City has not issued a Certificate of Occupancy for the Subject Property.
6. The Applicant submitted photographs of the separate utility meters and entrances and the shared hallway accessing the units.
7. The Applicant 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 Applicant submitted several letters from long-term residents of the South Side who attested that the Subject Property has been used for two-units for a significant period of time.

9. The City of Pittsburgh's 1997 Zoning Map indicates that the zoning district designation for the Subject Property was, at least as of 1997, C1 – Neighborhood Retail District, where two-unit uses were permitted by right.

10. 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 R1A-VH Districts.

2. The Applicant submitted credible evidence that the use of the Subject Property for two units would have been permitted in C1 Districts, under the 1997 Zoning Code, and the use for two units pre dates the R1A-VH designation. The Board concludes that the use of the Subject Property for two units is legally non-conforming.

3. Consistent with the evidence and testimony presented, and the applicable legal standards related to non-conforming uses, the Board concludes that the use of the Subject Property may continue.

Decision: The use of the structure for two units 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.