



ZONING BOARD OF ADJUSTMENT

Date of Hearing: January 15, 2026
Date of Decision: February 19, 2026

Zone Case: 166 of 2025
Address: 1110 Middle Street
Lot and Block: 23-M-144
Zoning Districts: R1A-VH
Ward: 23
Neighborhood: East Allegheny

Request: Conversion of existing structure into two-unit residential

Application: BDA-2025-05447

Variance	Section 911.02	Two-Unit Residential
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Appearances:

Applicant: Sarah Glover, Keith Andreyko

In Support: Douglas Kamper

Findings of Fact:

1. The Subject Property is located at 1110 Middle Street in an R1A-VH (Residential One Unit Attached Very High Density) District in East Allegheny.
2. Located on the Subject Property is a three-story structure that was previously used as part of the former Saint Mathew's Lutheran Church. The church building is located on the parcel immediately adjacent to the Subject Property, at the corner of Middle Street and E. North Avenue.
3. A 1969 Certificate of Occupancy permits the use of the structure on the Subject Property for a "Sunday School."
4. The Applicant here, the Urban Impact Foundation, is a charitable organization that provides services for youth.
5. The offices and programs for Urban Impact Foundation are located in the former Saint Matthew's Lutheran Church building.

6. The Applicant owns several parcels along E. North Avenue, on the opposite side of Bavaria Place, which are used for a large surface parking lot. The Applicant proposes to renovate the structure on the Subject Property for use for two residential units, which would be made available to Foundation staff members.

7. The Applicant explained that the structure was formerly used as a parsonage for the church, and asserted that the proposed use for two residential units for staff members of the Foundation, which uses the former church building, would be generally consistent with the former use of the property as the parsonage for the church.

8. The Applicant indicated that parking could be provided for tenants in the existing parking lot on the other Foundation parcels.

9. The Applicant identified several other properties in the immediate vicinity of the Subject Property that are used for more than one residential unit.

10. The City of Pittsburgh's 1997 Zoning Map indicates that the zoning district designation for the Subject Property was, at least as of 1997, R4 (Residential Multi-Family), where a two-unit residential use would have been permitted.

11. 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 R1 Districts and the Applicant seeks a variance to allow a two-unit use on the Subject Property.

2. The Applicant provided credible evidence that the proposed use would be generally consistent with the former use of the property for a parsonage, and that the two-unit residential use, with parking provided in the existing parking lot, would be consistent with the character of the surrounding neighborhood, where two-unit uses were previously permitted as of right.

3. Consistent with the evidence and testimony presented, and the applicable legal standards governing variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a variance from Section 911.02 to allow the renovation of the structure on 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.