



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 13, 2026

Zone Case: 88 of 2026
Address: 1126 Shadycresc Court
Lot and Block: 5-P-125
Zoning Districts: R1A-M
Neighborhood: Beechview

Request: Subdivision

Application: DCP-LOT-2026-00134

Special Exception	Section 921.02.A	Change non-conforming use
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Appearances:

Applicant: Terry Seifert

Findings of Fact:

1. The Subject Property is Parcel No. 5-P-125 which is within an R1A-M (Residential One Unit Attached Moderate Density) District in Beechview.
2. The parcel has an irregular shape and its area is approximately 26,003 sf.
3. Five two-unit residential structures are on the Subject Property, with street addresses of 1158 – 156 Shadycresc Court, 1154 – 1152 Shadycresc Court, 1148 – 1146 Shadycresc Court, 1144 – 1142 Shadycresc Court, and 1128-1126 Shadycresc Court.
4. Because 10 units are currently located on the single parcel, the use of the property is multi-unit residential.
5. The Applicant proposes to subdivide the parcel so that each two-unit structure would be on a separate lot.
6. The dimensions of the new lots would each be approximately 50' by 100' (5,000 sf).
7. The Applicant provided a copy of the original 1944 plat map of the neighborhood, titled the Shadycresc Village Addition No 1 Subdivision. The original plan map depicts the Subject Property as five separate lots.

8. The Applicant explained that when Ida Segar purchased the five two-unit structures in 1946, the lots were put onto a single deed and were assigned a single lot and block number.

9. The Applicant identified several other two-unit structures in the proximate area of the Subject Property.

10. The Applicant generally asserted that because the structures and the number of units would not change, the subdivision would not impact the surrounding neighborhood.

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

Conclusions of Law:

1. Code Section 921.02.A.4 permits the change of one nonconforming use to another where the proposed use is “of the same general character or of a character that is more closely conforming than the existing, nonconforming use” and is generally consistent with the prior nonconforming use with respect to the impact of the proposed use on the surrounding area.

2. The Code Defines “Multi-Unit Residential” as “...the use of a zoning lot for four or more dwelling units...”.

3. The Code defines “Two-Unit Residential” as “...the use of a zoning lot for two dwelling units...”.

4. The multi-unit residential use is a legally non-conforming use in the R1A-M District. Because the two-unit residential use is not permitted in the R1A-M District, the proposed subdivision would create uses that would also be non-conforming in that district.

5. The Board concludes that the subdivision, as described to the Board, would not have any significant impact on the surrounding neighborhood.

6. Consistent with the evidence and testimony presented to the Board, and the applicable legal standards governing special exceptions, the Board concludes that approval of the request is appropriate.

Decision: The Applicant’s request for a special exception pursuant to Section 921.02.A.4 to allow the change of use of the Subject Property from multi-unit residential to two-unit residential 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.