



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: May 21, 2026
Date of Decision: June 16, 2026

Zone Case: 53 of 2026
Address: 2306 Perrysville Avenue
Lot and Block: 46-K-124
Zoning Districts: R1D-H
Ward: 26
Neighborhood: Perry South

Request: Use of building as two dwelling units

Application: BDA-2026-00633

Variance/Review	Section 911.02	Two-unit residential not permitted in R1 District
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Appearances:

Applicant: Anthony Deleonardo

Findings of Fact:

1. The Subject Property is located at 2036 Perrysville Avenue in an R1D-H District in Perry South.
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 units for at least 15 years.
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, kitchens and entrances for the two 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 City of Pittsburgh's 1997 Zoning Map indicates that the zoning district designation for the Subject Property was, at least as of 1997, R3 (Residential Multi-Family), where two-unit uses were permitted by right.

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 R1D-H Districts.

2. The Applicant submitted credible evidence that the use of the Subject Property for two units would have been permitted in R3 Districts, under the 1997 Zoning Code, and that the use for two units predates the current R1D-H District designation. The Board thus 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 for two residential units may continue.

Decision: The use of the structure for two residential 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.