



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: June 4, 2026
Date of Decision: July 10, 2026

Zone Case: 66 of 2026
Address: 2530 Josephine Street
Lot and Block: 12-S-239
Zoning Districts: UI
Neighborhood: South Side Slopes

Request: Use of building for two dwelling units

Application: BDA-2026-01363

Special Exception	Section 921.02.A.4	Change from nonconforming residential and office use to 2-unit residential use
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Appearances:

Applicant: Omar Jack

Observing: Deborah Witte

Findings of Fact:

1. The Subject Property is located at 2530 Josephine Street in a UI (Urban Industrial) District in the South Side Slopes.
2. A 2003 Certificate of Occupancy permits the use of the Subject Property for "2 ½-story frame, single family dwelling unit 12 ft x 7 ft dormer, first floor office for software and hardware design."
3. A 2004 Certificate of Occupancy permits the use of the Subject Property for "2 ½ story frame single family dwelling unit with 12 ft x 7 ft dormer."
4. The Applicant explained that although the 2003 Certificate of Occupancy allows for an office use on the first floor and a single residential unit on the upper floors, the structure has actually been used for two residential units, with one unit on the first floor and the second on the upper floors, since before he purchased the property in 2025.
5. The Applicants submitted photographs of the separate utility meters, kitchens and entrances for the two residential units.

6. No on-site parking is available for either of the residential units.

7. The Applicant identified several other residential structures in the proximate area of the Subject Property.

8. Deborah Witte, the owner of the adjacent property at 2528 Josephine Street, appeared at the hearing. Ms. Witte explained that she did not have a position about the specific zoning request, but had concerns that work on the Subject Property may have been done without the required permits.

Conclusions of Law:

1. The Applicant seeks a special exception pursuant to Section 921.02.A.4 to permit the change of one nonconforming use to another.

2. The criteria for the proposed special exception include consideration of whether the proposed use is of the same general character as the existing use or of a character that is more closely conforming to the uses permitted in the zoning district than the existing use.

3. Pursuant to the 2003 and 2004 Certificates of Occupancy, use of the structure for the office use with the single residential use was legally nonconforming.

4. The Applicant presented credible evidence that the property has been used for two residential units for a significant period of time without detrimental impacts on the surrounding neighborhood.

5. Consistent with the evidence that testimony presented, and the legal principles relating to special exceptions, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a special exception pursuant to Code Section 921.02.A.4 to allow the use of the Subject Property for two residential units is hereby APPROVED; subject to the condition that any additional work is completed in accordance with any required building permits.

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.