



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 16, 2026
Date of Decision: August 28, 2026

Zone Case: 101 of 2026
Address: 2560 Smallman Street
Lot and Block: 25-N-104
Zoning Districts: RIV-IMU
Neighborhood: Strip District

Request: New construction of 38-unit multi-unit residential building

Application: BDA-2026-02153

Variance	Section 914.02	38 maximum parking spaces allowed; 68 parking spaces requested
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Appearances:

Applicant: Tom Ayoob, Bob Watson

Findings of Fact:

1. The Subject Property is located at 2560 Smallman Street in a RIV-IMU (River, Industrial Mixed Use) District in the Strip District.
2. The dimensions of the parcel are 170' by 154' (26,180 sf) and it has frontages on Smallman Street and 26th Street. Mulberry Way extends along the rear of the site.
3. A four-story L-shaped warehouse building is located on the Subject Property that fronts onto Smallman Street. A surface parking lot and a one-story attached garage addition are located at the rear of the site. Access to the parking area is from Mulberry Way.
4. A 1977 Certificate of Occupancy permits use of the property for "storage and distribution of general merchandise and twelve outdoor parking stalls."
5. The Application proposes to renovate the building for a 37-unit residential use.
6. As proposed, the Applicant intends to demolish the garage addition at the rear and to build a parking structure that would occupy the area of the demolished structure and the existing surface parking lot. The lower level would be used for 43 parking spaces and an additional 25 parking spaces would be located on the second level.

7. The Applicant explained that one dedicated parking space is to be provided for each one-bedroom unit and that two dedicated parking spaces are to be provided for each unit with more than one bedroom.

8. The Applicant explained that the additional parking spaces proposed are intended to accommodate anticipated tenant demand for parking and that the additional spaces reflect the minimum number of spaces that would address the number of parking spaces required to meet the intended allocation for the units proposed.

9. The Applicant presented renderings to demonstrate that the parking structure would screen the parking spaces from view from the right-of-way.

10. The Applicant asserted that the existing surface parking lot is a unique condition of the site, and that the proposal would not have any significant impacts on the surrounding neighborhood.

11. The Applicant explained that the availability of on-street parking can be challenging in the proximate area of the Subject Property.

12. The Strip District Neighbors submitted a letter of support for the request.

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

Conclusions of Law:

1. Section 905.04.I.1(b) allows a maximum of one parking space for each residential unit in RIV Districts.

2. For the proposed 37-unit development, a maximum of 37 units would be permitted by right.

3. The Applicant presented credible evidence that the location of the existing building and surface parking lot are unique conditions, and that the additional parking spaces proposed would be consistent with the context of the site and would not have a significant impact on the surrounding area.

4. The Applicant also demonstrated that the proposed additional parking spaces would be the minimum that would afford relief, based on the number of units and the anticipated demand for parking spaces.

5. 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 905.04.I.1(b) to allow for a parking structure on the Subject Property that would accommodate a total of 68 parking spaces is hereby APPROVED.

s/Alice B. Mitinger
Alice B. Mitinger, *Chair*

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

RECUSED
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.