



ZONING BOARD OF ADJUSTMENT

Date of Hearing: May 7, 2026
Date of Decision: May 27, 2026

Zone Case: 42 of 2026
Address: 2860 Perrysville Avenue
Lot and Block: 77-K-325
Zoning Districts: R1D-H
Ward: 26
Neighborhood: Perry South

Request: Change use from Funeral Home to Office

Application: BDA-2026-01923

Special Exception	Section 921.02.A.4 Section 916.09	Change non-conforming use Waiver of residential compatibility noise standard for HVAC units
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Appearances:

Applicant: Ryan England, Bishop Alex Cameron, Kevin McKeegan

Findings of Fact:

1. The Subject Property is located at 2860 Perrysville Avenue in a R1D-H (Residential One Unit Detached High Density) District in Perry South.
2. A 1951 Certificate of Occupancy permits the use of the site for a “funeral home.”
3. A 1972 Certificate of Occupancy permits the use of the structure on the Subject Property for “... 1st floor funeral home, 2nd floor one dwelling unit and 2 car integral parking area.”
4. The rear yard of the parcel is paved and has been used as a parking area with access from a curb cut on Sonora Street.
5. The Applicant proposes to renovate the building on the Subject Property for use as for the offices for the Anglican Diocese of Pittsburgh.

6. The Applicant provided an affidavit from the former operator of the funeral home, which states that the funeral home employed up to 6 people, and that visitors typically used on-street parking.

7. The Applicant explained that the proposed office would be used by up to 6 employees, who would use the parking area on the rear of the site.

8. The proposed office would typically be open Monday through Friday, from 8 a.m. until 5 p.m.

9. The Applicant proposes to remove an existing HVAC unit that is located near the property line shared with the parcel at 2858 Perrysville Avenue, and to install two new HVAC units behind the building.

10. The new units would operate at a maximum 52 Dba sound level and the Applicant asserted that, in the new location, the units would have a more limited impact on nearby residential properties as compared to the existing unit.

11. No signage is proposed for the office use.

12. The Applicant provided photographs to demonstrate that on-street parking is typically available in the proximate area of the Subject Property.

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

Conclusions of Law:

1. Pursuant to Section 911.02, funeral home uses are not permitted in R1D-H Districts, and thus the use of the property described in the 1972 Certificate of Occupancy is legally non-conforming.

2. The Applicant requests a special exception pursuant to Section 921.02.A.4, to allow the change of the permitted nonconforming funeral home use into an office use.

3. In accordance with the hierarchical order of intensity described in Section 921.02.A.4, the proposed nonconforming office use would be less intensive than the current nonconforming funeral home use.

4. The Applicant also presented credible evidence that the proposed office use would not have a greater impact on surrounding properties compared to the funeral home.

5. Pursuant to the residential compatibility standard in Section 916.06, the maximum sound level proximate to residential properties is not to exceed 45 Dba at night and 55 Dba during the day.

6. Section 916.09 permits, as a special exception, the waiver of a residential compatibility standard as a special exception where waiver of the standard will not cause detrimental impacts on the surrounding area, taking into consideration the physical relationship of the proposed use to surrounding neighborhood uses and structures.

7. The Applicant seeks a special exception to allow the waiver of the sound level limitation for the proposed air conditioning unit, which could operate at a maximum sound level of 52 Dba at night.

8. The Applicant presented credible evidence that noise from the proposed HVAC unit would not have a significant on nearby residential properties.

9. 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 special exceptions pursuant to Sections 921.02.A.4 and 916.09 to permit the use of the Subject Property for an office use and two HVAC units that would operate at a 52 Dba sound level at night 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.