



Division of Development Administration and 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: October 2, 2025
Date of Decision: October 24, 2025

Zone Case: 131 of 2025
Address: 3021 Paulowna Street
Lot and Block: 25-M-239
Zoning Districts: R2-H
Ward: 6
Neighborhood: Polish Hill

Request: Subdivision

Application: DCP-LOT-2025-00204

Variance	Section 926.129	Street frontage required; creation of lot without street frontage proposed
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Appearances:

Applicant: Terry Seiferts

Findings of Fact:

1. The Subject Property is located at 3021 Paulowna Street in an R2-H (Residential Two Unit High Density) District in Polish Hill.
2. The dimensions of the lot are 20' by 120' (2,400 sf) and it extends from Paulowna Street to Phelan Way.
3. Phelan Way is a 20' right-of-way and is a "way" under the Code's definition. Paulowna Street is a "street" under the Code's definition.
4. Currently located on the parcel is a four-story structure used for two residential units, which fronts onto Phelan Way.
5. The Applicant explained a structure that fronted onto Paulowna Street had also been located on the same parcel but had been destroyed in a fire in 2020.
6. The Applicant submitted a copy of a 1980 Certificate of Occupancy for the property, which describe the use of the parcel for "two story two family dwelling units."

7. A 2022 Certificate of Occupancy permits the used of the 3048 Phelan Way structure for “In 4-story attached building with a basement use of flrs 1-4 as apartments (2-units)...”.
8. The Applicant proposes to subdivide the property and to create two separate 20’ by 60’ (1,200 sf) lots, one with frontage on Paulowna Street and the other with frontage on Phelan Way.
9. The Applicant plans to maintain the house on the Phelan Way lot and to construct a house on the Paulowna Street lot.
10. The Applicant identified several other parcels in the immediate vicinity of the Subject Property that have frontage on Phelan Way, and not on a “street,” and also do not comply with the Code’s minimum lot size requirement.
11. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. Section 926.129 prohibits subdivisions that create lots that do not have frontage on a “street.”
2. Section 926.129 defines a “street as “a strip of land at least twenty-five (25) feet wide that provides access to public property.” Because the width of Phelan Way is less than 25’, it is not a “street” under the Code’s definition.
3. The Applicant presented credible evidence that the subdivision of the Subject Property to create one lot with frontage on Phelan Way and one lot with frontage on Paulowna Street would be consistent with the historic conditions of the site and other properties in the immediate vicinity.
4. Consistent with the evidence and testimony presented, and the applicable legal standards governing dimensional variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant’s request for a variance from Section 926.129 to allow the subdivision of the Subject Property into two lots 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.