



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: October 8, 2026
Date of Decision: October 8, 2026
Zone Case: 136 of 2026
Address: 5648 Beacon Street
Lot and Block: 86-P-106
Zoning Districts: R2-L
Neighborhood: Squirrel Hill South

Request: Change of use from multi-unit residential to 3-unit residential

Application: DCP-ZDR-2026-04087

Special Exception	Section 921.02.A	Change Non-Conforming Use
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Appearances:

Applicant: Medha Singh

Findings of Fact:

1. The Subject Property is located at 5648 Beacon Street in a R2-L (Residential Two-Unit Low Density) District in Squirrel Hill South.
2. The grade of the property has a significant upward slope from the front property line. A retaining wall along the Beacon Street frontage separates the upper portion of the site from the right-of-way.
3. A three-story building is located on the upper area of the site.
4. A one-car garage is built into the hillside, with access from a curb cut on Beacon Street and a door in the retaining wall.
5. A 1976 Certificate of Occupancy for the Subject Property permits "continued use of existing building for four single bedroom dwelling units with one stall garage."
6. The Applicant proposes to renovate the building to convert it from the permitted four units to three residential units, with one unit on each floor. The one-car garage would remain available for parking.
7. The Applicant generally asserted that the proposed three-unit use would have less of an impact on the surrounding neighborhood compared to the multi-unit residential use as permitted under the Certificate of Occupancy.

8. The Applicant identified other three-unit and multi-unit residential uses in the proximate area of the Subject Property.

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

Conclusions of Law:

1. Section 921.02.A.4 permits the change of one nonconforming use to another as a special exception.

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 1976 Certificate of Occupancy, use of the building for the nonconforming four-unit residential use was legally nonconforming. The proposed three-unit use is more consistent with the low-density nature of the district and the context of the surrounding neighborhood.

4. Consistent with the evidence and testimony presented and the applicable legal standards governing special exceptions, the Board concludes that approval of the requested special exception is appropriate.

Decision: The Applicant's request for a special exception pursuant to Code Section 921.02.A.4 to allow the change of the nonconforming use of the Subject Property for four units to use for three residential units 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.