



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 11, 2026
Date of Decision: July 21, 2026

Zone Case: 39 of 2026
Address: 5742 Holden Street
Lot and Block: 84-N-255, 84-N-260
Zoning Districts: R2-M
Neighborhood: Shadyside

Request: Occupancy for Multi-Unit Building

Application: BDA-2026-01379

Special Exception	Section 921.02.A.4	Change Non-conforming use
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Appearances:

Applicant: Howard Valinsky

Findings of Fact:

1. The Subject Property, comprised of Parcel Nos. 84-N-255 and 260, is located in an R2-M (Residential Two Unit Moderate Density) District in Shadyside.
2. The dimensions of the combined parcels are 160' by 150' (24,000 sf), and the site has frontages on Holden Street, Maryland Avenue, and Rosary Way.
3. Three 4-story residential buildings are located on Parcel No. 84-N-255, with street addresses of 5742 Holden Street, 652 Maryland Avenue and 660 Maryland Avenue. A parking lot with 24 spaces and access from Maryland Avenue is located on Parcel No. 84-N-260 .
4. A 1958 Certificate of Occupancy permits the use of the building with the 5742 Holden Street address for "8 family apartment".
5. In Zone Case No. 131 of 1965, the Board denied a request to change the use of each building from 8 dwelling units to 16 dwelling units.
6. A 1976 Certificate of Occupancy permits the use of the Subject Property for "four story multiple family dwellings with thirteen dwelling units and a total of 24 parking stalls for 652-654 Maryland Avenue and 542-546 Holden Street."

7. The Applicant explained that each of the three buildings on the Subject Property, including the 5742 Holden Street building, contain 16 units and that the interiors indicate that all three buildings were renovated at the same time.

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

Conclusions of Law:

1. Pursuant to Section 911.02, multi-unit residential uses are not permitted in R2-M Districts.

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

3. Pursuant to the 1976 Certificate of Occupancy, the multi-unit residential use is non-conforming. The Applicant presented credible evidence that the use of the building for 16 dwelling units has existed since at least 1988 and that the continuation of the use will not have a detrimental impact on 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 special exception is appropriate.

Decision: The Applicant's request for a special exception pursuant to Section 921.02.A.4 to allow the use of the 5742 Holden Street building for 16 dwelling 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.