

**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: August 13, 2026
Date of Decision: September 21, 2026

Zone Case: 99 of 2026
Address: 610 South Mathilda Street
Lot and Block: 51-E-71
Zoning Districts: R1A-H
Neighborhood: Bloomfield

Request: Change of use for multi-unit residential

Application: BDA-2025-10972

Special Exception	Section 921.02.A.4	Change of non-conforming use
Variances	Section 914.06.A	One loading space required; 0 proposed
	Section 903.03.D.2	5' interior side setback required; 2' proposed for parking 15' exterior side setback required; 2' requested for parking 20' rear setback required; 2' requested for parking

Appearances:

Applicant: Christine Brill, Kenneth Brill

Findings of Fact:

1. The Subject Property is located at 610 South Mathilda Street in an- R1A-H (Residential One Unit Attached High Density) District in Bloomfield.

2. The Subject Property has an irregular panhandle-shape. The "pan" portion of the parcel has frontages on South Mathilda Street, Lima Way and abuts the side of the parcel at 4793 Yew Street at the rear. The "handle" portion of the parcel has a 19'-wide frontage on Yew Street

and extends from Yew Street to Lima Way, along the side of the 4793 Yew Street parcel on one side and along the rear property lines of the parcels at 616 and 618 South Mathilda Street and the “pan” portion of the Subject Property on the other side.

3. The three-story building on the Subject Property, on the “pan” portion of the parcel, extends to the front property line on South Mathilda Street, the side property line on Lima Way, the side property line shared with the 616 South Mathilda parcel, with 0’ setbacks. The 19’ width of the “handle” portion of the property provides a 19’ rear setback, from the building to the rear property line shared with the side of the 4793 Yew Street parcel.

4. The 19’ width of the “handle” area, which is behind the building, extends from Yew Street to Lima Way, is paved and has been used for parking, without marked spaces, for a significant period of time.

5. A 1964 Certificate of Occupancy permits the use of the Subject Property for “Heating and Ventilation Shop and Offices.”

6. The Applicant proposes to renovate the 2nd and 3rd floors of the structure for four residential units. The ground floor would remain a HVAC shop, consistent with the 1964 Certificate of Occupancy.

7. The Applicant explained that the upper floors had previously been used as office space for the HVAC shop use.

8. The Applicant proposes to formalize the parking at the rear of the building by marking that area for a total of 4 spaces. Two spaces would have access from Yew Street and would be set back approximately 2’ from the 4793 Yew Street parcel and 2’ from the rear of the 618 South Mathilda Street parcel. The other two spaces, at the rear of the building, would have access from Lima Way and would be set back approximately 2’ from the 4793 Yew Street parcel.

9. The Applicant stated that identifying the four parking spaces would have the effect of reducing the impact of the existing parking area on the adjacent residential properties.

10. The Applicant generally asserted that, in the context of the area and with the parking area at the rear, the proposed four units would not need a dedicated off-street loading space.

11. 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. The criteria for the 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.

2. Section 903.03.D.2 sets forth the site development standards for R1A-H Districts, including 5’ interior side, 15’ exterior side and 20’ rear setbacks, which apply to accessory parking areas.

3. Pursuant to Section 914.06.A, one loading spaces is required for multi-unit residential uses with 4 to 25 units.

4. The Applicant presented credible evidence that the proposed change from the HVAC office use permitted by the 1964 Certificate of Occupancy to the 4-unit multi-unit residential use proposed for the upper two floors of the building, would not have a significant impact on nearby residential properties, and that the residential use is more consistent with the R1A-H District.

5. The Applicant also requests variances from the setback requirements in Section 903.03.D.2 to formalize the use of the rear of the parcel for four parking spaces, with limited setbacks; and a variance from Section 914.06.A, which requires one off-street loading space for the 4-unit residential use.

6. The Applicant presented credible testimony that the rear of the site has been used for parking for a significant period of time, and that the proposed improvements would reduce the impact of parking on the adjacent residential properties. The Board also finds credible the Applicant's assertion that the proposed use would not require a dedicated off-street loading space, particularly because of the parking area that will be provided on the site.

7. Consistent with the evidence presented, and the applicable legal standards governing special exceptions and variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a special exception pursuant to Section 921.02.A.4 to allow a change of the current nonconforming office use to four residential units on the second and third floors, and variances from Sections 903.03.D.2 and 914.06.A to permit 4 parking spaces at the rear of the site, with limited setbacks, and no off-street loading space, 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.