



ZONING BOARD OF ADJUSTMENT

Date of Hearing: May 14, 2026
Date of Decision: June 1, 2026

Zone Case: 23 of 2026
Address: 70 S 22nd Street
Lot and Block: 12-F-324
Zoning Districts: R1A-VH
Ward: 16
Neighborhood: South Side Flats

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

Application: BDA-2025-06337

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

Applicant: Christopher Kennedy

Findings of Fact:

1. The Subject Property is located at 70 S 22nd Street in an R1A-H (Residential One Unit Attached High Density) District in the South Side Flats.
2. The three-story structure on the property extends to all property lines, with limited setbacks. Because of the limited setbacks, no off-street parking is possible on the property.
3. A 1959 Certificate of Occupancy permits the use of the Subject Property for “Internes (sic) residence during training at St. Joseph’s Hospital.”
4. A 1980 Certificate of Occupancy permits the use of the Subject Property for “existing three story and basement building occupied by offices for counseling and administration for regional alcohol division of South Hills Health system.”
5. The Applicant proposes to renovate the building on the Subject Property for a 6-unit multi-unit residential use.
6. No off-street parking for vehicles would be provided, but the Applicant proposes to provide bicycle parking.
7. Trash would be stored in a screened area at the side of the site.

8. The Applicant asserted that the proposed use would be consistent with the residential use described in the 1959 Certificate of Occupancy, and its impact on the surrounding neighborhood would be similar to those of the office use permitted by the 1980 Certificate of Occupancy.

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

Conclusions of Law:

1. Code Section 921.02.A.4 permits the change of one nonconforming use to another where the proposed use is “of the same general character or of a character that is more closely conforming than the existing, nonconforming use” and is generally consistent with the prior nonconforming use with respect to the impact of the proposed use on the surrounding area.

2. The office and use, as permitted pursuant to the 1980 Certificate of Occupancy, is a legally nonconforming use in the R1A-VH District. The multi-unit residential use proposed is not permitted in R1A-VH District would also be nonconforming in that district.

3. The Board concludes that the multi-unit residential use for six units will have similar impacts on the surrounding area, as compared to the previous uses of the property, and will not result in any additional impacts.

4. 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 requested special exception is appropriate.

Decision: The Applicant’s request for a special exception pursuant to Section 921.02.A.4 to allow the change of use of the structure from the non-conforming office use to a multi-unit residential use for six units is hereby APPROVED, subject to the conditions that on-site bicycle parking is provided and that the trash disposal area is screened.

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.