



ZONING BOARD OF ADJUSTMENT

Date of Hearing: February 19, 2026
Date of Decision: March 10, 2026

Zone Case: 4 of 2026
Address: 802 Boggs Avenue
Lot and Block: 15-J-81
Zoning Districts: R1D-H
Ward: 19
Neighborhood: Mount Washington

Request: Use of existing building for two dwelling units

Application: BDA-2025-12890

Review	Section 911.02	2-unit Residential
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Appearances:

Applicant: Cheryl Volchko, Richard Cardillo

Findings of Fact:

1. The Subject Property is located at 802 Boggs Avenue in an R1D-H (Residential One Unit Detached High Density) District in Mount Washington.
2. The two-story structure on the Subject Property has been used for two dwelling units for a significant period of time, with one unit on the first floor and a second unit on the second and third floors. On-site parking is available at the rear of the property in a detached garage accessed from Wills Street.
3. A 1973 Certificate of Occupancy permits the use of the structure for “two-story one-family dwelling and two-car detached garage.”
4. The Applicant provided credible testimony that the structure has been used for two dwelling units since before her family purchased the Subject Property in 1957.
5. The Applicant submitted a series of photographs that depict separate entrances, fixtures and utilities for the two units.
6. A number of two-unit residential uses are located in the immediate vicinity of the Subject Property.

7. The City of Pittsburgh's 1997 Zoning Map indicates that the zoning district designation for the Subject Property was, at least as of 1997, R3 (Residential Multi-Family), where two- and three-unit uses were permitted by right.

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

Conclusions of Law:

1. Pursuant to Section 911.02, two-unit residential uses are not permitted in R1 Districts.

2. The Applicant presented credible evidence that the use of the Subject Property for two residential has existed for a significant period of time and predated the change of the zoning district designation from R3 to R1D-H.

3. Because the use of the property for two units would have been permitted in R3 Districts, under the 1997 Zoning Code, and the use for two units predates the R1D-H District designation, the Board concludes that the use of the Subject Property for two units is legally-nonconforming.

4. Consistent with the evidence and testimony presented, and the applicable legal standards related to non-conforming uses, the Board concludes that the use of the Subject Property may continue.

Decision: The use of the structure for two units is legally non-conforming and may continue.

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.