



Division of Development Administration and 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 21, 2025
Date of Decision: September 19, 2025

Zone Case: 111 of 2025
Address: 901 N. Saint Claire Street
Lot and Block: 82-R-93
Zoning Districts: R2-M
Ward: 11
Neighborhood: Highland Park

Request: Change of use from convenience store to office

Application: BDA-2025-02204

Special Exception	Section 921.02.A.4	Change of non-conforming use from grocery store (limited) to office (limited)
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Appearances:

Applicant: Jeffery DeNinno, Veronica Szabo

Findings of Fact:

1. The Subject Property is located at 901 N. Saint Claire Street in an R2-M (Residential Two Unit Moderate Density) District in Highland Park.
2. A 2002 Certificate of Occupancy permits the use of the Subject Property for "...front of 1-story portion of structure as a grocery store to include sale of pizza and hot foods... (Monday-Saturday 9 am - 8 pm and Sunday 9 am – 5 pm)."
3. The Applicant proposes to renovate an 800 sf portion of the former grocery store for use as an office for an architect.
4. As described to the Board, the architect would typically use the office Monday through Friday during the day, and would have one employee.
5. The Applicant explained that office would be primarily used as workspace, and that the Subject Property would occasionally be used to host meetings with clients.
6. No on-site parking was available for the permitted grocery store use and no on-site parking is proposed for the office.

7. The Applicant asserted that the proposed use would have less of an impact on the surrounding area, compared to the former grocery store use.
8. 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 grocery store use, as described in the 2002 Certificate of Occupancy, is a legally nonconforming use in the R2-M District. The proposed office use is not permitted in R2-M Districts and would also be nonconforming in that district.
3. The Board concludes that the proposed office use, as described to the Board, will have less of an impact compared to the previous use of the property and will not have any significant impacts 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 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 grocery store use to an office use is hereby APPROVED, subject to compliance with the general hours of operation and operational details described to the Board.

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.