



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: BDA-2026-05675

Project Description: Obtain occupancy for non-conforming use

Case Review Date: July 2026

### 2. SITE INFORMATION

Development Address: 5105 Dearborn St

Parcel (s): 50-K-234

Zoning Designation: R1D-H

Neighborhood: Garfield

Registered Community Organization: n/a

Date of Development Activities Meeting: n/a

## B. ZBA REQUESTS

Type of Request: Review

Code Section: 911.02

Description: Review of non-conforming two-unit residential property.

Ivette Mongalo-Winston, AICP  
Director



Carolyn Ristau  
Zoning Administrator

City of Pittsburgh | Department of City Planning | Zoning Division

## Occupancy History Checklist

Completed by: Annalise Bennett

Date: 7/8/2026

Subject Address: 5105 Dearborn St

Current Zoning District:

Use Category Requested:

Structure Type:

R1D-H

Residential – Two Family

Detached Residential

Yes

Is there an existing **Certificate of Occupancy (C of O)** for a different use?

If Yes:

Number:

27293

Use Description:

2 ½ story one family dwelling and enclose front porch (1/18/1974)

60999

Continued use of existing structure as a one family dwelling (4/21/1991)

Yes

Is there a historic **Zoning Board of Adjustment (ZBA)** decision that notes the use?

If Yes:

Number:

139 of  
1988

Date:

7/18/1988

Use  
Description:

Requested variance and special exception to erect a 1 story extension to existing 1 family dwelling – both were granted

Change occupancy of existing 3-story structure from 1 dwelling unit to 2 dwelling units—variance was granted

Yes

Is there a historic **Building Permit** or **Zoning Application** decision that notes the use?

Use Description

Document Type

Number

Date

Continued on next page >

# Occupancy History Checklist

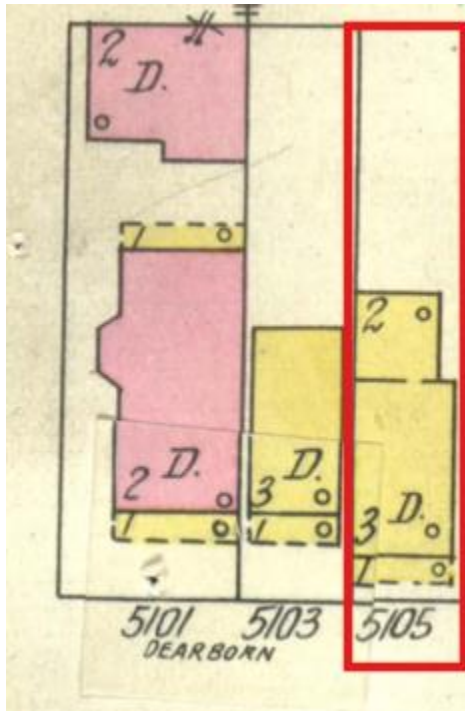
|                                                                                                                                                                                                              |                                                |                |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------|-----------|
| Amendment states "This structure is currently zoned as a single-family home but was previously set up for two separate apartments. We're trying to have it re-zoned to accurately reflect its intended use." | BDA for siding work with amendment stating use | BDA-2025-01862 | 3/12/2025 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------|-----------|

☐ Yes Does the structure have the same footprint/location shown in the **Sanborn Atlas**?

If Yes: Year of last Sanborn update:  Page Number:

☐ No Does the **Sanborn Atlas** show multiple primary structures?

If Yes: Year of last Sanborn update:  Page Number:



☐ Yes Are there multiple pre-1958 phone lines per structure in the **Polk Directories**?

If Yes: Number of lines in 1952:  1953:  1954:  1955:

5105 Collins Thos T   
Peindl Wilbert M

# Occupancy History Checklist

No

Are there photographs showing evidence that the home was built as (not converted to) the requested use? (Photos of original construction, or other indications that would date back to time of construction or pre-1958).

If **Yes** please attach photos.

Is there any additional information provided by the applicant, or comments/miscellaneous information or evidence collected by zoning staff?

Previous owner applied for an occupancy permit to change the use to two-family in March 1988 that was denied, so it went to the ZBA and was approved in July 1988; however, it looks like no occupancy permit was issued after that for two-family use.

Basis of **Approval**:

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Basis of **Disapproval**:

Certificates of Occupancy dated 1/18/1974 and 4/21/1991 describe the use as "One Family Dwelling."

**Approved**

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|--|--|
|  |  |
|--|--|

Zoning Administrator  
Signature

Date  
Reviewed

**Disapproved**

|                                                                                      |           |
|--------------------------------------------------------------------------------------|-----------|
|  | 7/13/2026 |
|--------------------------------------------------------------------------------------|-----------|

Zoning Administrator  
Signature

Date  
Reviewed