



**Division of Development Administration and Review**

City of Pittsburgh, Department of City Planning

412 Boulevard of the Allies

Pittsburgh, Pennsylvania 15219

**ZONING BOARD OF ADJUSTMENT**

**Date of Hearing:** June 5, 2025  
**Date of Decision:** June 10, 2025

**Zone Case:** 62 of 2025  
**Address:** 2227 Jane Street  
**Zoning Districts:** R1A-VH  
**Ward:** 16  
**Neighborhood:** South Side Flats

**Owner/Applicant:** Zachary Paul

**Request:** Use of existing structure as three family dwelling.

<b>Special Exception</b>	921.02.A.4	Change from a one nonconforming use to another is a Special Exception
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**Appearances:**

Applicant: Zachary Paul

**Findings of Fact:**

1. The Subject Property is located at 2227 Jane Street in an R1A-VH (Residential Single-Unit Attached, Very High-Density) District in the South Side Flats.
2. A three-story building is located on the Subject Property. Three parking spaces are located at the rear of the building.
3. An August 24, 1973 Certificate of Occupancy permits use of the building for "Business Offices." To the extent that the building was used for offices in the R1A-VH District, that use was legally nonconforming.
4. The Applicant explained that the building has been used for three dwelling units, and not the permitted office use, since before he purchased the Subject Property in 2002.
5. The Applicant submitted a series of photographs depicting separate entrances, fixtures, and utilities for the three units.
6. A number of commercial and multi-unit residential uses are located in the immediate vicinity of the Subject Property.

7. In Zone Case No. 191 of 2019, the Board approved the change of the nonconforming office use to the same three-unit residential use proposed here. The 2019 approval was not extended and expired.

8. No parties appeared at the hearing to oppose the Applicant's renewed requested to change the nonconforming office use to the proposed three-unit residential use.

**Conclusions of Law:**

1. The Applicant seeks a special exception pursuant to Section 921.02.A.4 to permit the change of one nonconforming use to another.

2. The criteria for the proposed 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.

3. Pursuant to the 1973 Certificate of Occupancy, use of the building for the nonconforming office use was legally nonconforming. The proposed multi-unit use is more consistent with the residential nature of the district and the context of the surrounding neighborhood. The three-unit use has been in place for a substantial period of time and complies with the parking requirement for the use.

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 Code Section 921.02.A.4 to allow the use of the Subject Property for a three-unit residential use is hereby APPROVED.**

s/Alice B. Mitinger  
**Alice B. Mitinger, Chair**

s/LaShawn Burton-Faulk  
**LaShawn Burton-Faulk**

s/John J. Ricardson  
**John J. Richardson**