



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: July 10, 2025
Date of Decision: August 1, 2025

Zone Case: 90 of 2025
Address: 1840 Fairacres Avenue
Lot and Block: 35-R-311
Zoning Districts: R1D-M
Ward: 19
Neighborhood: Beechview

Request: Parking Pad

Application: BDA-2025-04645

Variance	Section 912.04.L	Parking within the front and exterior side yards is prohibited
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Appearances:

Applicant: Terry Oden, Sarah Uribe

Findings of Fact:

1. The Subject Property is located at 1840 Fairacres Avenue, at the corner with Alturia Avenue, in an R1D-M (Residential One Unit Detached Moderate Density) District in Beechview.
2. No rear access is available.
3. The grade of the Subject Property has a significant upward slope from the front property line on Fairacres Avenue towards the rear.
4. The house on the Subject Property is set back 26' from Fairacres Avenue and 25' from Alturia Street. Although the front of the house is on Fairacres Avenue, because of the slope, no access is available from Fairacres Avenue to the front of the house.
5. Without obtaining permission from the City, the Applicant installed a parking pad, with access from a curb cut on Alturia Avenue. The parking pad and curb cut are on a level area of the site, at the top of the slope up from Fairacres Avenue, generally in line with the house. As installed, a portion of the parking pad is located within the Alturia Avenue right-of-way.

6. Another paved area extends along the Alturia Avenue side of the parcel, outside the property line and within the Alturia Avenue right-of-way. Although that area is not part of the Subject Property, it has been used as a parking area for the Subject Property.

7. To comply with DOMI standards, the Applicant proposes to extend the parking pad into the lot so that it is located entirely on the Subject Property and not within the Alturia Avenue right-of-way.

8. As proposed, the parking pad would be set back approximately 18'-9" from the front property line on Fairacres Avenue and 4' from the exterior side property line on Alturia Avenue.

9. The Applicant asserted that the topography of the parcel and lack of rear access are unique characteristics that preclude the development of parking in another location on the site in compliance with the Code's standards.

10. The Applicant indicated that, with the extension of the parking pad into the front setback of the parcel as proposed, the paved area within the Alturia Avenue right-of-way would not be used for parking.

11. The Applicant indicated that landscaping could be planted near the corner of Fairacres Avenue and Alturia Avenue to screen the parking pad.

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

Conclusions of Law:

1. Section 912.04.L prohibits the installation of parking pads within front and exterior side yard setbacks.

2. The Applicant presented credible evidence that the topography of the parcel is a unique condition that precludes the provision of off-street parking in strict compliance with the Code, and that the proposed parking pad would not have a significant impact on the surrounding neighborhood.

3. The Applicant also indicated that, with the extension of the parking pad into the front setback of the parcel as proposed, the paved area within the Alturia Avenue right-of-way would not be used for parking.

4. Consistent with the evidence and testimony presented, and the applicable legal standards governing variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a variance from Section 912.04.L to allow for the installation of a parking pad within the front and exterior side yard setbacks, as described, is hereby APPROVED; subject to the conditions that landscaping shall be provided to screen the parking pad and the concrete pad within the Alturia Avenue right-of-way is not to be used for parking.

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.