



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: October 16, 2025

Date of Decision: November 26, 2025

Zone Case: 132 of 2025

Address: 6933 Greenwood Street

Lot and Block: 121-K-309, 121-L-309

Zoning Districts: R1A-H

Ward: 10

Neighborhood: Morningside

Request: Ornamental Trellises

Application: BDA-2025-09192

Variance	Section 903.03.D/912.04.K	15' front setback required; 0' requested 5' side setback required; 0' requested 4' permitted in front setback and 6' height permitted in side setback; 8'-10" requested in front and side
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Appearances:

Applicant: Michael Fine, Dan McDowell

Findings of Fact:

1. The Subject Property is located at 6933 Greenwood Street in an R1A-H (Residential One Unit Attached High Density) District in Morningside.
2. The site is proximate to both an LNC (Local Neighborhood Commercial) District and an extensive P (Parks) District.
3. The dimensions of the parcel are 50' by 100' (5,000 sf) and it is currently vacant.
4. The parcels that abut the sides of the Subject Property are used for single-family residential houses.
5. The Applicant proposes to use the Subject Property for a garden.

6. As architectural features of the garden's landscape design, the Applicant proposes to include two trellises, each at height of 8'-10". The trellises would be open and ornamental.
7. One trellis would be located at the entrance to the garden on Greenwood Street, on the front property line, with a 0' setback. The width of the entrance trellis would be 5'.
8. The second trellis would be located along the interior side property line shared with the parcel at 6939 Greenwood Street, also with a 0' setback. The width of the side trellis would be 7'.
9. The trellises are the only features of the garden design that do not comply with the Code's setback requirements for accessory landscaping architectural features.
10. The Applicant demonstrated that several of the houses on the block have limited side and front setbacks and asserted that the trellises, which would be open, landscaped and ornamental, would not have a significant impact on the surrounding neighborhood.
11. The Applicant submitted a letter of support signed by several residents of Greenwood Street.
12. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The site development standards for R1A-H Districts, in Section 903.03.B.2, include 15' front yard setback and 5' side yard setback requirements. Pursuant to Section 912.04, the same setbacks apply to accessory structures. Section 912.04.K, which applies to fences, walls and "landscaping architectural features," limits the height of those features to 4' in front yards and 6' in interior side yards. Features in front yards are to be open and ornamental.
2. The Applicant requests variances from these provisions to allow the construction of 8'-10" trellises within the required front and interior side setbacks. The landscaping plan for the site otherwise complies with the site development standards and requirements for accessory structures.
3. The Applicant provided credible evidence and testimony that the height of the proposed trellises, which will be open and ornamental, will be located along only limited portions of the front and side property lines and will not have a significant impact on the surrounding neighborhood.
4. Consistent with the evidence and testimony presented, and the applicable legal standards governing dimensional variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for variances from Sections 903.03.B.2, 912.04 and 912.04.K to allow the construction of two trellises located in the front and interior side setbacks, as described to the Board, is hereby APPROVED.

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.