



Division of Zoning and Development 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 16, 2026
Date of Decision: August 13, 2026

Zone Case: 95 of 2026
Address: 1134 Sheffield Street
Lot and Block: 22-R-148
Zoning Districts: RM-M
Neighborhood: Manchester

Request: Fence

Application: BDA-2026-02224

Variance	Section 912.04.k(2)	10' exterior side setback required; less requested
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Appearances:

Applicant: Felix Fukui

Findings of Fact:

1. The Subject Property is located at 1134 Sheffield Street in an RM-M (Residential Multi-Family Moderate Density) District in Manchester.
2. The Subject Property is on the corner of Sheffield Street and Fontella Street and its dimensions are 20' by 138' (2,760 sf).
3. A 1981 Certificate of Occupancy permits the use of the Subject Property for "3 story two family dwelling with two rear parking stalls."
4. The building on the Subject Property is set back 0' from Sheffield Street, 0' from Fontella Street, 0' from the property line shared with the parcel at 1132 Sheffield Street, and 62' from the rear property line.
5. Without obtaining permission from the City, the Applicant replaced an 8' high open metal fence, which enclosed a portion of the rear yard, with a new 8' high open metal fence in the same location.
6. The Applicant provided photographs of the fence that was replaced to demonstrate that it was similar to the new fence.
7. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant requests a variance from Section 912.04.K, which provides that fences I exterior side setbacks shall not exceed 6' in height.
2. The Applicant provided evidence that an 8' high open metal fence enclosed a portion of the rear yard for a significant period of time, and that the new open fence is substantially similar and will not have an impact on the surrounding neighborhood.
3. 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.K to allow the use of a 8' high open fence within the exterior side setback is hereby APPROVED.

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

RECUSED
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.