



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 2, 2026
Date of Decision: July 23, 2026

Zone Case: 83 of 2026
Address: 1518 Valentine Street
Lot and Block: 24-D-136
Zoning Districts: R1D-H
Neighborhood: Troy Hill

Request: Parking Pad

Application: BDA-2026-04217

Variance	Section 912.03.M.7	Front yard parking prohibited
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Appearances:

Applicant: Michael Zielachoski

Findings of Fact:

1. The Subject Property is located at 1518 Valentine Street in a R1D-H (Residential One Unit Detached High Density) District in Troy Hill.
2. The dimensions of the Subject Property are 76' by 21'-6" (1,600 sf).
3. A 24' wide right of way, which is known as Valentine Street, extends along the front of the site. Because its width is less than 25', under the Code's definitions, Valentine Street is a "way" and not a "street." Valentine Street is one-block long and has no outlet at one end.
4. The house on the Subject Property is set back 60' from Valentine Street and it is the only parcel on Valentine Street with a 60' front setback.
5. The other houses on Valentine Street extend to the front property lines, with 0' front yard setbacks. On the opposite side of Valentine Street, at the rear of parcels with primary structures on Lowrie Street, are one-story garages and parking pads, which also extend to the Valentine Street property lines.
6. The Applicant proposes to construct a 17' by 19' (323 sf), two-car parking pad that would extend to the front property line on Valentine Street, with a 0' setback and with access from a curb cut on Valentine Street.

7. The Applicant explained that parking is difficult on Valentine Street because of the limited width of the right-of-way.

8. The Applicant asserted that the location of the house on the parcel, with the 60' front setback, is a unique feature of the Subject Property, where the other houses and garages with frontage on Valentine Street have 0' setbacks.

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

Conclusions of Law:

1. Section 912.03.M.7 prohibits parking pads located in a front yard.

2. The Applicant presented credible evidence that the Subject Property is the only parcel on Valentine Street with a house that has frontage on Valentine Street and a 60' front yard setback. This unique condition precludes strict compliance with the Code's front yard parking prohibition.

3. Because the other structures on the one-block long way include houses and garages with 0' setbacks from Valentine Street, the proposed front yard parking pad will not have any significant impacts on the surrounding properties.

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 912.03.M.7 to allow the construction of a front yard parking pad is hereby APPROVED; subject to the condition that the curb cut shall be reviewed by the Department of Mobility and Infrastructure.

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.