

**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: May 14, 2026
Date of Decision: June 15, 2026

Zone Case: 45 of 2026
Address: 2227 Somers Drive
Lot and Block: 10-F-200, 300, 400
Zoning Districts: RM-M
Ward: 5
Neighborhood: Bedford Dwellings

Request: New Multi-Unit Residential Buildings

Application: BDA-2025-08528

Variances	Section 903.03.C.2	25' front setback required; 20' (Buildings A and B) and 15' (Buildings C, D, E1, E2, E3) requested
		25' exterior side setback required; 10' (Buildings B and C), 15' (Buildings A and D), and 8' (Building E3) requested
	Section 912.04.K.1	4' high maximum fence height in front and exterior side yards; 6' requested
	Section 914.02	46 parking spaces required, 38 spaces requested
	Section 914.05.D.2(a)	60% of all bicycle parking spaces must be protected spaces; no protected spaces proposed
	Section 912.04	25' exterior side setback required; 15' requested for dumpster

Appearances:

Applicant: Joe Hackett

Findings of Fact:

1. The Subject Property is located at 2227 Somers Drive in an RM-M (Residential Multi-Family Moderate Density) District in Bedford Dwellings.

2. The Subject Property fronts onto Bedford Avenue. Somers Drive is a private right-of-way that provides access to the site. Somers Court is a private right-of-way within the site.

3. The Bedford Dwellings Public Housing Complex is a 411-unit housing complex, which the Housing Authority of the City of Pittsburgh manages. The full area of the Bedford Dwellings complex is approximately 30 acres.

4. The Subject Property at issue here is the 4.5-acre westerly portion of the complex site.

5. The grade of the Subject Property has a downward slope from the easterly side property line towards the westerly side property line. The rear of the site is a steep hillside that extends downward towards Bigelow Boulevard.

6. Seven multi-unit residential buildings are currently on the site. The Applicant explained that the existing buildings, which were built in the 1940s, are in a significant state of disrepair and need to be demolished. The existing buildings contain a total of 104 units. An existing 20-space parking area is located within this area of the site.

7. The Applicant proposes to redevelop the site with seven new multi-unit residential structures (identified as Buildings A, B, C, D, E1, E2 and E3). The new buildings would contain a total of 65 units.

8. The Department of City Planning determined that 46 parking spaces would be required for the proposed 65 housing units, with the provision of 19 bicycle parking spaces.

9. The Applicant proposes to provide two surface parking lots for the new buildings. The new parking areas would contain a total of 38 spaces. The Applicant proposes to install at least 19 bicycle parking spaces throughout the site, but does not propose to provide any "protected bicycle parking spaces."

10. Buildings A and B would be set back 20' from the front property line on Bedford Avenue. Buildings D, C, E1 and E2 would be set back 15' from the front property line on Somers Drive. Building E3 would be set back 15' from the front property line on Somers Court.

11. Buildings A, B, C, D and E2 would be set back less than 25' from their exterior side property lines on Somers Drive.

12. The Applicant proposes to construct a 6' high fence along the property line shared with the property at 2225 Bedford Avenue.

13. Dumpsters would be stored within a screened enclosure that would be set back approximately 10' from Somers Drive, within a parking lot at the rear of Building A.

14. The Applicant explained that the topography of the site is a unique condition that precludes strict compliance with the Code's dimensional and parking standards.

15. The Applicant noted that the proposal would reduce the number of dwelling units on the Subject Property. The Applicant asserted that the new development proposed would generally bring the site closer to compliance with the Code requirements, as compared to the existing conditions.

16. The Applicant identified several other structures in the immediate vicinity of the Subject Property that do not comply with the Code's setback standards.

17. The Applicant explained the redevelopment of the site would create a significant number of on-street parking spaces along Somers Drive, and asserted that sufficient vehicle and bicycle parking would be available to the residents of the proposed multi-unit residential buildings.

18. Mayor Corey O'Connor, the Hill Community Development Corporation, and the Bedford Dwellings Tenant Council submitted letters of support for the request.

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

Conclusions of Law:

1. The site development standards for RM-M Districts include 25' front and exterior side setback requirements.

2. Pursuant to Section 914.02, the requirement of 65 vehicle parking spaces can be reduced to 46 if 19 bicycle parking spaces are required.

3. Section 914.05.D.2(a) requires that 60% of all bicycle parking spaces provided must be "protected bicycle parking spaces," as defined in Section 914.05.A.3.

4. Pursuant to Section 912.04.K, the maximum height for fences in front and side yards is 4'.

5. Section 912.01 requires accessory uses and structures to comply with the regulations that apply to primary uses, including the 25' exterior side setback requirement.

6. The Applicant seeks variances from these provisions, as described to the Board, to allow the proposed redevelopment. The Applicant presented substantial and credible evidence that the topography of the site is a unique condition that precludes strict compliance with the Code's requirements, and that the proposal, with the reduced number of units and the revised site design, will not have a significant impact on the surrounding neighborhood.

7. 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 variances from Sections 903.03.C.2, 914.02, 915.05, 912.04 and 912.01 to allow for the construction of seven multi-unit residential buildings, 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.