



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: August 7, 2025
Date of Decision: September 3, 2025

Zone Case: 96 of 2025
Address: 525, 527 and 529 South Braddock Avenue
Lot and Block: 176-A-168, 169, 171
Zoning Districts: R2-L
Ward: 14
Neighborhood: Point Breeze

Request: Installation of 6' high fence along front property line

Application: BDA-2024-07173

Variance	Section 912.04.K(1)	4' maximum fence height in front yard; 6' high fence requested Fences located in front yards shall be open; Privacy fence in front yard proposed
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Appearances:

Applicant: Stephen Neely

Findings of Fact:

1. The Subject Property consists of three adjacent lots located at 525, 527 and 529 South Braddock Ave in a R2-L (Residential Two Unit Low Density) District in Point Breeze.
2. The grade of the three lots has a significant downward slope from the front property line towards the rear.
3. Flotilla Way extends along the rear of the three parcels.
4. The three-story structure on the 525 South Braddock Avenue parcel is set back 82' from the front property line, and a 1989 Certificate of Occupancy permits its use for "...four units...".

5. The three-story structure on the 527 South Braddock Avenue parcel is set back 60' from the front property line, and a 1980 Certificate of Occupancy permits its use for "two family dwelling and two car detached garage."

6. The three-story structure on the 529 South Braddock Avenue parcel is set back 62' from the front property line, and a 1989 Certificate of Occupancy permits its use for "... four dwelling units."

7. In Zone Case No. 75 of 2009 the Board granted approval to construct a 6' high open metal picket fence in front of the 527 and 525 South Braddock Avenue parcels.

8. Consistent with the Board approval, a 2014 Certificate of Occupancy permits a "6' open fence across front..." on the 525 South Braddock Avenue parcel.

9. Without obtaining permission from the City, the Applicant constructed a 6' high wooden privacy fence on the 525 South Braddock Avenue parcel, along the interior side property line shared with the 523 South Braddock Avenue parcel.

10. The Applicant provided photographs of a wooden fence that used to be in the same location, which he explained was in a state of disrepair and needed to be replaced.

11. The Applicant explained that the wooden fence on the 525 South Braddock Avenue parcel is not visible from the right-of-way because of the topography of the site.

12. The Applicant also proposes to extend the open metal picket fence along the front property line of the 529 South Braddock Avenue parcel.

13. The Applicant asserted that the proposed fence would not have a significant impact on the surrounding area because it would be open and consistent with the fences on the adjacent lots.

14. Richard Skuta, the owner of the property located at 523 South Braddock Avenue, submitted a letter of support for the request.

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

Conclusions of Law:

1. Section 912.04.K provides that fences in front yards cannot be higher than 4' and must be open.

2. The Applicant seeks a variance from these provisions for two fences: the 6' high wooden fence along the interior side, with a portion in the front setback; and a new portion of the 6' high open metal fence along the front property line of the 529 South Braddock Avenue parcel.

3. The Applicant provided credible evidence that the topography of the site and the existing open 6' high fence are unique characteristics, and that the proposed fences would not have a significant impact on the surrounding area.

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 Section 912.04.K to allow a 6' high fence on the 525 South Braddock Avenue parcel, along the property line shared with the 523 South Braddock Avenue parcel, and a 6' high open metal picket fence along the front property line of the 529 South Braddock Avenue 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.