



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: June 5, 2025
Date of Decision: July 8, 2025

Zone Case: 56 of 2025
Address: 3120 Brereton Street
Lot and Block: 25-M-209
Zoning Districts: LNC
Ward: 7
Neighborhood: Polish Hill

Request: Parking Pad

Application: BDA-2025-01411

Variance	Section 912.04.L.3	Front yard parking prohibited; front yard parking pad for two vehicles requested
----------	--------------------	--

Appearances:

Applicant: Nathan Hart, Tanner Nalbant

Findings of Fact:

1. The Subject Property is located at 3120 Brereton Street in an LNC (Local Neighborhood Commercial) District in Polish Hill. The parcel extends from Brereton Street to Phelan Way.
2. A retaining wall at the rear of the Subject Property supports the Phelan Way right-of-way, which is at a higher grade than the Subject Property.
3. The three-story detached house at the rear of the parcel extends to the rear property line on Phelan Way, with a 0' setback, and is set back approximately 3' from the retaining wall. Although located at the rear of the parcel, the original front entrance to the house faced Brereton Street.
4. A one-story structure, which was formerly used as an office, is located at the front of the parcel, with a 0' setback from the Brereton Street property line.
5. The Applicant proposes to demolish the one-story structure at the front of the parcel and to install a two-car parking pad with a curb cut on Brereton Street.

6. The proposed parking pad would be set back approximately 5' from the front property line and would be used for the residential structure on the Phelan Way side of the parcel.
7. The structures on both of the properties that abut the Subject Property, on the Brereton Street side, extend to the Brereton Street property lines, with 0' setbacks.
8. The location of the primary structure at the rear of the parcel, the one-story structure currently located at the front and the topography of the site are unique conditions of the parcel.
9. The Applicant demonstrated that the only viable location for off-street parking would be in what is considered to be the front yard of the parcel, in the area currently used for a one-story structure that extends to the Brereton Street property line.
10. The Applicant stated that screening or landscaping could be installed to reduce the visual impact of the parking pad on the Brereton Street streetscape.
11. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. Section 912.04.L.2 provides that residential accessory parking pads are not permitted in front of a house. The Applicant seeks a variance from this provision to allow a parking pad in front of the parcel, with access from Brereton Street.
2. The Applicant presented credible evidence that the topography of the Subject Property, the location of the existing house at the rear of the parcel and the existing one-story structure at the front of the parcel are unique characteristics of the site that preclude provision of off-street parking in strict compliance with the Code.
3. The Applicant also demonstrated that the proposed parking pad, which would be set back 5' from the front property line, would replace the one-story structure that extends to the property line.
4. The Applicant agreed to provide some form of landscaping or screening to limit the impact of the parking pad on the streetscape.
5. Under these circumstances, the proposed parking pad would have only a limited impact on the surrounding neighborhood.
6. 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.L.2 to allow a parking pad located in the front yard of the Subject Property is hereby **APPROVED**; subject to the condition that the curb cut shall be reviewed and approved by the Department of Mobility and Infrastructure, and landscaping or screening shall be installed to reduce the visual impact of the parking pad on Brereton Street.

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.