



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: May 8, 2025
Date of Decision: June 11, 2025

Zone Case: 50 of 2025
Address: 6910 Meade Street
Lot and Block: 126-C-195
Zoning Districts: R1D-L
Ward: 9
Neighborhood: Point Breeze North

Request: 6' High Privacy Fence

Application: BDA-2025-02063

Variance	Section 912.04	Fences in front yard must be open and not higher than 4'; 6' high privacy fence proposed
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Appearances:

Applicant: PJ Williamson, Kimberly Martinez

Findings of Fact:

1. The Subject Property is located at 6910 Meade Street in an R1D-L (Residential One Unit Detached Low Density) District in Point Breeze North.
2. The house on the Subject Property is set back 30' from the front property line on Meade Street.
3. A 6' high picket fence, which is set back 15' from the Meade Street property line, currently encloses a 17'-wide portion of the front yard.
4. The Applicant proposes to replace the fence with a 6' high fence, in approximately the same location.
5. The Applicant explained that the existing fence is in a state of disrepair and needs to be replaced.

6. The Applicant indicated that the fence would be semi-opaque, and would include some transparent elements. Because it would replace the existing 6' high fence, the proposed fence would not have a significant impact on the streetscape.

7. The Applicant submitted a letter signed by Sarah McBeth and Pete Bell, the owners of the property at 6922 Meade Street, Richard Clark, the owner of the property at 6909 Meade Street, Daniel Kelley, the owner of the property at 6915-6917 Meade Street, and Laura Stephens, the owner of the property at 6912 Meade Street, which states that these neighbors do not object to the proposal.

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

Conclusions of Law:

1. The Applicant seeks a variance from Section 912.04.K, which provides that fences with a height greater than 4' are not permitted in front yards.

2. The Applicant presented credible evidence that a 6' high fence that has been in the front yard of the property for a significant period of time, and that the proposed fence, which would be set back 15' from the Meade Street property line and would contain transparent elements, will not have a significant impact on the 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 construction of a 6' high fence within the front setback is hereby APPROVED, subject to the condition that the fence shall contain transparent elements, as presented to the Board.

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.