



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: December 11, 2025

Date of Decision: January 26, 2026

Zone Case: 159 of 2025

Address: 424 Borland Street

Lot and Block: 83-K-288

Zoning Districts: R2-M

Ward: 11

Neighborhood: East Liberty

Request: House

Application: BDA-2024-04101

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| Variance | Section 903.03.C | 3' interior side setback required; 0' and 1' requested |
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Appearances:

Applicant: John Porter

Findings of Fact:

1. The Subject Property is located at 424 Borland Street in an R2-M (Residential Two Unit Moderate Density) District in East Liberty.

2. The dimensions of the parcel are 17'-7" by 100' (1,760 sf) and it is currently vacant.

3. The two-story houses on the parcels at 422 and 426 Borland Street, on the interior sides of the Subject Property, extend to the shared interior side property lines, with 0' setbacks.

4. The Applicant proposes to construct a three-story/27'-4" high, single-unit attached house on the Subject Property.

5. In Zone Case No. 117 of 2025, the Board denied without prejudice a request from the Code's interior side setback standard to construct an attached house on the Subject Property with 0' setbacks along both side property lines.

6. As described in the revised application, the house would be attached to the house on the 426 Borland Street parcel, along the interior side property line, with a 0' side setback. Portions of the proposed structure, along that property line, would be detached but would have

the same 0' setback. The house would be set back 1' from the property line shared with the 422 Borland Street parcel.

7. The three-story height proposed would be approximately the same height as the two-story height of the structures on both adjacent parcels.

8. The Applicant asserted that the width of the lot is a unique characteristic that precludes strict compliance with the Code's current setback standards.

9. The Applicant identified other houses in the proximate area of the Subject Property that do not comply with the Code's current setback standards.

10. A 1923 Sanborn Fire Insurance map depicts an attached structure, with limited setbacks, on the Subject Property.

11. The Applicant explained that he sent a letter to the owner of both adjacent properties about the project, but did not receive any response.

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

Conclusions of Law:

1. Pursuant to Sections 903.03.C.2 and 925.06.C., the 5' interior sideyard setback requirement can be reduced to 3' where the width of the lot is less than 37'.

2. Section 925.06.C.2 provides that side setbacks may be reduced to 0' where the structure on an abutting property has a 0' setback and the building walls would abut each other. This section does not apply where a proposed structure exceeds the length and/or height of the existing structures.

3. The Applicant presented evidence and testimony that the width of the Subject Property precludes strict compliance with the Code, and that the proposed setbacks are the minimum that would afford relief.

4. The Applicant also demonstrated that the Subject Property was once used for a structure with limited interior side setbacks, and that the proposed structure would be consistent with the surrounding neighborhood.

5. Consistent with the evidence and testimony presented, and the applicable legal standards governing dimensional variances, the Board concludes that approval of the request, as revised, is appropriate, subject to the Applicant's representation that the height of the new structure will not exceed the height of the adjacent structures.

Decision: The Applicant's request for variances from Section 903.03.C to construct a house with the limited interior side setbacks described in the revised Application is hereby APPROVED, subject to the condition that the height of the new structure will not exceed the height of the adjacent structures.

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.