



**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:** July 3, 2025  
**Date of Decision:** July 23, 2025  
  
**Zone Case:** 82 of 2025  
**Address:** Monticello Street  
**Lot and Block:** 174-F-124a  
**Zoning Districts:** R2-L  
**Ward:** 13  
**Neighborhood:** Homewood North  
  
**Request:** Fence  
  
**Application:** BDA-2025-04678

Variance	Section 912.04.K	4' maximum height for fences within the front or exterior side yard, 6' high fence requested
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**Appearances:**

Applicant: Nathan Harris

**Findings of Fact:**

1. The Subject Property is an unaddressed parcel at the corner of Monticello Street and Sterett Street and is identified as Parcel No. 174-F-124. The parcel is located in an R2-L (Residential Two Unit Low Density) in Homewood North.
2. The dimensions of the Subject Property are 26' by 98' (2,496 sf) and the parcel is vacant.
3. Without obtaining permission from the City, the Applicant constructed a 6' high open metal fence around the entire perimeter of the lot, including on the front and exterior side property lines with 0' setbacks.
4. The Applicant provided photographs of a 6' high wooden privacy fence that previously surrounded the lot, and asserted that the fence was damaged and needed to be replaced.
5. The Applicant explained that he does not yet have a specific plan for using the Subject Property, and that the fence is intended to secure the lot while it is vacant.

6. 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 exterior or front yards.
2. The Applicant presented credible evidence that a 6' high wooden privacy fence surrounded the property for a significant period of time, and that the new open, metal fence, at the same 6' height, 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 use of a 6' high fence within the front and exterior side setbacks 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.