



Division of Zoning and Development 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: April 9, 2026
Date of Decision: April 17, 2026

Zone Case: 30 of 2025
Address: 6615 Kinsman Road
Lot and Block: 126-N-306
Zoning Districts: R1D-L
Ward: 14
Neighborhood: Squirrel Hill North

Request: Emergency Generator

Application: EP-2026-00111

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| Variance | Section 903.03.B | 5' setback required; 6" requested |
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Appearances:

Applicant: Robin Bernstein, Stuart Horne

Findings of Fact:

1. The Subject Property is located at 6615 Kinsman Road in an R1D-L (Residential One Unit Detached Low Density) District in Squirrel Hill North.
2. The 2-story house on the Subject Property is set back 6.5' from the property line shared with the parcel at 6611 Kinsman Road.
3. The Applicant proposes to install an emergency generator in the rear yard. As proposed, the generator would be set back 6" from the property line shared with the 6611 Kinsman Road property.
4. The Applicant provided photographs that depict the proposed generator site adjacent to the detached garage on the adjacent parcel. The photographs demonstrate that a generator in the proposed location would not be highly visible from the adjacent property.
5. The Applicant explained that the proposed location allows for access to an existing electric service line. The Applicant asserted that the location of the electric line is a unique characteristic of the property that limits placement of the generator and precludes strict compliance with the Code's setback standards.

6. The generator will only be operated during brief testing periods and emergency conditions.
7. The Applicant submitted a letter from the owner of the 6611 Kinsman Road parcel, which provides support for the proposed location for the generator.
8. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. Section 903.3.C requires a 5' interior side setback for the placement of an emergency generator. The Applicant seeks a variance from this standard to allow a generator to be located within the required setback area, with a 6" setback from the interior side property line.
2. The Applicant provided credible evidence that the location of existing utilities is a unique characteristic that precludes the installation of a generator in strict compliance with the Code's setback standards, and that the proposed location will not have a significant impact on the neighboring property.
3. 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 a variance from Section 903.03.B to allow the installation of a generator with a limited side setback, as described to the Board, 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.