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**Division of Development Administration and Review**

City of Pittsburgh, Department of City Planning

412 Boulevard of the Allies

Pittsburgh, Pennsylvania 15219

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**Staff Report**

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**Staff Report for Case # 106 of 2025 – 1241 WESTERN AVE**

**Date of Hearing:** 8.21.2025  
**Zone Case:** 106 of 2025  
**Address:** 1241 WESTERN AVE  
**Lot and Block:** 7-C-213  
**Zoning Districts:** UNC  
**Neighborhood:** Chateau

**Request:** Change of use to Commercial Parking (Limited) including one accessible stall and three bicycle parking racks

**Application:** BDA-2025-03692

Variance	Section 907.03.B	Commercial Parking is prohibited in the North Side Commercial Parking Overlay District.
Variance	Section 918.02	Landscaping areas must be 5' deep; 4' deep landscaping area proposed

**Staff Report:**

1. The Subject Property is located at 1241 Western Ave in an Urban Neighborhood Commercial (UNC) Zoning District in Chateau. The site is also located within the North Side Commercial Parking Overlay District.
  2. The dimensions of the Subject Property are approximately 110.5' x 60' (6,630 sf).
  3. The Subject Property is currently vacant.
  4. The Northside Commercial Parking Overlay District was established on May 23, 2000 and effective on June 1, 2000 (Ordinance #2000-0016).
  5. A 1992 Certificate of Occupancy (#63928) permits the "use of first floor and basement as a restaurant with outdoor seating with a bar in rear at basement level; second and third floors vacant with leased parking 35 stalls at 1240 Western Ave from 6:00 pm to 2:00 am and 88 stalls at 1130 Ridge Ave from 6:00 pm to 2:30 am" on the Subject Property located at 1241 Western Ave.
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6. A Property Certificate issued by the City in 2001 lists the use of the property for “2 ¼ story tavern.”
7. On August 6, 2020 an application (DCP-ZDR-2020-08117) was submitted for a 24 stall Commercial Parking area and has been in Applicant Revisions since December 3, 2020.
8. On April 21, 2025, the Applicant submitted application #BDA-2025-03692 that proposes the use of the Subject Property for a 16 stall commercial parking area.
9. The Department of City Planning determined that the proposed use of the parcel would be considered Commercial Parking (Limited), which is prohibited in the North Side Commercial Parking Overlay District.
10. Pursuant to Section 918.02, landscaped areas are to be at least 5’ wide. The Applicant proposes to install a 4’ wide landscaped area along the property line shared with 1231 Western Avenue. Additional landscaping would be provided in the rear of the lot.
11. Pursuant to Section 914.05.D.3 of the Zoning Code, the Applicant is required to provide 1 bicycle parking space. The Applicant proposes to provide three bicycle racks near the front of the parking lot.
12. The Department of Mobility and Infrastructure has not reviewed the curb cut for the parking lot, which is proposed to be on Western Avenue.
13. A Development Activities Meeting (DAM) for the application was held on with the Manchester Chateau Partnership Alliance, the Manchester Neighbors, and the Department of City Planning. A copy of the DAM report is attached.

## Development Activities Meeting Report (Version: 01/24/2024)

*This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.*

Logistics	Stakeholders
<b>Project Name/Address:</b> 1241 Western Ave.	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> Residents Manchester Chateau Partnership Alliance Manchester Historic Society
<b>Parcel Number(s):</b>	
<b>ZDR Application Number:</b>	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> June 18, 2025	
<b>Meeting Start Time:</b> 6:00pm	
<b>Applicant:</b>	<b>Approx. Number of Attendees:</b> 14
<b>Boards and/or Commissions Request(s):</b> Variances including Use variance to allow parking and other variance that we Dimensional variance minimizing the required landscaping areas to be 4 feet instead of 5 feet.	

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

<p>Proposing a commercial parking lot that Teris Parking would like on a current 6,500 square feet vacant lot at 1241 Western Ave. Showed the site in relation to its surroundings. Property is in the Urban Neighborhood Commercial (UNC) zoning district and the Northside Commercial Parking Area Overlay district.</p> <p>Currently, the property sits as vacant commercial land. There is a billboard on the northwest corner of the property that has been there for some time. It is a relatively small lot and doesn't leave very many options, if any, for any kind of development or construction of any building. The lot is surrounded on the southern, eastern and western sides by existing industrial and warehousing buildings. The current lot surface right now is a gravel lot. Provided a site plan and photos along Western Avenue and of the site.</p> <p>Proposing a commercial parking area for events at Acrisure Stadium. Hoping to create 16 parking spaces: 8 compact and 8 standard spaces with one of those spaces being an ADA space. In addition to that, there will be 3 bicycle parking spaces. There will be some additional landscaping that will be installed as part of the conversion, including two street trees and six additional trees located at the southern end of the property. There will be a landscape barrier installed on the southern and up the eastern side of the property. The gravel will ultimately be replaced with asphalt paving. The Billboard that is there will remain. There will be an employee of Teris Parking there to flag and direct cars into the lot. When vehicles enter they fill the lot from back to front, and then individuals will pay when they park either in cash or there will be a mobile device that can be used to collect payment by credit card. That employee will also be working to make sure to prohibit any tailgating activities.</p>
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### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
You already parked cars here though, don't you?	No, I think some of the sometimes some of the workers in the buildings next door parked there. In the past there were cars parked there prior to my ownership.
I'm sure you folks have talked to DOMI. I'm a little concerned about folks making like left turns out of out of this lot, but that seems like that might not be a smart thing to allow.	We have not had those conversations yet. But obviously that's part of the process that we'll go through to make sure that we're in compliance with every regulation that would apply to a lot like this, including cars entering and exiting.
Have you guys looked into getting like license plate readers and like doing like automated enforcement in your and like allowing like pre purchasing at your lots?	No.
In the chat it was noted that there had been a historic home on this lot about 15 years ago that was razed.	
Who will monitor this lot for compliance? Who will clean up the debris and how often?	I have someone I hired. His name is Cameron. He manages most of my parking lots day-to-day throughout the city. He'll be the one that goes through the debris, takes care of trash.
Additional asphalt here will add to the heat island effect. Would it be wise to or would you agree to making this lot with permeable pavers so there's more drainage and addressing the tree canopy.	We are providing landscaping.
If this lot is unoccupied most of the year except for those sporting events, is it locked up?	I was talking to Allegheny Fence. I'm interested in seeing if there could possibly be some sort of electronic gate or something that just closes. <b>We are considering</b> security cameras.
Lashawn Burton Faulk noted that she's one of the commissioners on the Zoning Board of Adjustment so she will be recusing herself when this comes before that body.	
Would a consideration be made to make a portion of the proceeds donated to the community for other uses? Chat notes that there is a preference for a memorandum of understanding so the community organization and the applicant will connect.	I would be willing to donate some of the net profit in perpetuity.
Do you own any building nearby?	Yes, I have an interest in the warehouse warehouses on Fulton St.

Questions and Comments from Attendees	Responses from Applicants
<p>Trees are really important. Trash cleanup is really important. This is really important for our neighborhood. Please be a good neighbor.</p>	

**Planner completing report:** SJE

# CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

63928 '92 NOV -5

App. 1991  
Use Group A3

No. \_\_\_\_\_

Location \_\_\_\_\_

1241 Western Avenue

Ward \_\_\_\_\_

21

Permitted Occupancy \_\_\_\_\_

Use of first floor and basement as a restaurant with

outdoor seating with a bar in rear at basement level; second and third floors vacant.

Leased parking 35 stalls at 1240 Western Ave from 6:00 p.m. to 2:00 a.m. and 88 stalls  
at 1130 Ridge Ave from 6:00 p.m. to 2:30 a.m. PLACARD: 455 persons

Owner \_\_\_\_\_

Joseph R. Iraj

Lessee \_\_\_\_\_

Address \_\_\_\_\_

2350 California Avenue

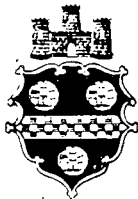
Pittsburgh, PA 15212

Address \_\_\_\_\_

Permission is hereby granted for the occupancy above described.



ASST. Chief, Bureau of Building Inspection



# CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

App. 1982

# FILMED

Location 1241 Western Avenue Ward 21-05

Permitted Occupancy Restaurant (basement and first floor); second floor vacant  
and 75 outdoor parking stalls on neighboring lot by lease.

Owner Charles Dooy Address 1241 Western Avenue 15233

Lessee \_\_\_\_\_ Address \_\_\_\_\_

Permission is hereby granted for the occupancy above described.

June 12, 19 85

No. 46766

  
Superintendent, Bureau of Building Inspection.

1241 Western Avenue  
City of Pittsburgh



File #: C202744

APPLICATION FOR:

CERTIFICATE OF: 1) ZONING CLASSIFICATION & LEGALITY OF USE; 2) CITY HISTORIC DESIGNATION; AND, 3) BUILDING VIOLATIONS AND/OR UNSAFE CONDITIONS

THIS FORM SHALL BE FILED IN DUPLICATE

FEE: \$26.00 Payable by Check or Money Order to: TREASURER, CITY OF PITTSBURGH

DATE: 12-6-01 CERTIFICATE NO. 1241

WARD 21th BLOCK & LOT NO. 7-C-213 DATE ISSUED: 12-7-01

ADDRESS OF PROPERTY TO BE CERTIFIED 1241 Western Avenue ZIP CODE: 15212

OWNER OF RECORD Joseph R. Izaj

MAIL ADDRESS 1241 Western Avenue

PRESENT USE OF SUBJECT PROPERTY FOR WHICH THIS CERTIFICATE IS REQUESTED:

RESIDENTIAL ( ) COMMERCIAL ( x ) INDUSTRIAL ( ) OTHER ( )

DESCRIBE USE OF PROPERTY: 2 1/4 Story Tavern

W/porch frame

The property is vacant land ( ) or a vacant building ( ) and has no present use.

NUMBER OF DWELLING UNITS WITH COOKING FACILITIES: 1

NUMBER OF DWELLING FACILITIES OTHER THAN ABOVE (Describe): 1

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature]

Commonwealth Land Title Insurance Company  
300 Bilmar Drive, Suite 150, Pittsburgh, PA 15205  
(Name and address of Authorized Agent)

PHONE NO.: (412) 920-1940

Certificate of Zoning Classification and Legality of Use

USE OF PROPERTY IS LOCATED IN AN "URBAN INDUSTRIAL" DISTRICT.  
CERTIFICATE OF OCCUPANCY NO. 428 DATED 1-5-92 has been issued for:  
IN REAR AT BASEMENT LEVEL, 3 BED FLS VACANT, LEASED FOR STORAGE WITH A BATH

- ( ) No Certificate of Occupancy has been issued for the stated use.
- ( ) The stated occupancy is in accordance with the use provisions of the Zoning Ordinance and qualifies as a conforming use, however, this does not assure issuance of a Permit.
- ( ) The stated occupancy is not in accord with the use provisions of the Zoning Ordinance, but qualifies as a legal non-conforming use.
- ( ) The stated occupancy is not in accord with the use provisions of the Zoning Ordinance and is illegal.
- ( ) No occupancy is stated for the subject property, therefore, legality of use cannot be certified to.

By: [Signature] For: James P. Brown Date: 12/6/01  
Zoning Administrator

NOTICE \*\*\* THIS IS NOT A CERTIFICATE OF OCCUPANCY \*\*\* NOTICE  
CERTIFICATE OF OCCUPANCY CAN ONLY BE ISSUED AFTER THE APPLICATION HAS BEEN FILED BY THE OWNER AND BOTH THE ZONING AND BUILDING CODE REGULATIONS HAVE BEEN COMPLIED WITH.

Certification of City Historic Designation

- ( ) This property is a City-designated landmark or is located in a historic district.\*
  - ( ) This property has been nominated for historic designation by the City.\*
  - ( ) This property is not a City-designated landmark nor is it located in a City-designated historic district.
- \*All proposed new construction, demolition and exterior work must be reviewed and approved by the Historic Review Commission before work can proceed.

By: [Signature] For: James P. Brown Date: 12/6/01  
Zoning Administrator

Certification of Building Violations and/or Unsafe Conditions

IN ACCORDANCE WITH ACT OF ASSEMBLY # 652, APPROVED 20 SEPTEMBER 1961  
( ) There are NO notices on file in the Bureau of Building Inspection against this property.  
( ) There are notices on file of violations and/or dangerous conditions against this property.

By: [Signature] For: Ronald S. Graziano, Chief Date: 12-6-01  
Bureau of Building Inspection

THIS IS NOT TO BE CONSTRUED AS CLEARANCE THAT THESE PREMISES ARE LEGALLY OCCUPIED OR THAT THE STRUCTURE MEETS ALL OF THE REQUIREMENTS OF THE BUILDING CODE UNLESS A CERTIFICATE OF OCCUPANCY HAS BEEN APPLIED FOR BY THE BUREAU OF BUILDING INSPECTION.

THIS CERTIFICATE NOT VALID UNTIL IT CONTAINS A CERTIFICATE NUMBER AS INDICATED ABOVE

NU #13

2C #13

AS STATED AT 130 RIDGE AVE TOWN WITH A BATH  
PLA 48001 4551151515