



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: June 18, 2026

Date of Decision: July 21, 2026

Zone Case: 76 of 2026

Address: 3412 Ligonier Street

Lot and Block: 26-A-5, 26-A-6, 26-A-7

Zoning Districts: R1A-H, LNC

Neighborhood: Lower Lawrenceville

Request: Use of 3-stall parking area accessory to existing religious assembly use

Application: BDA-2025-01786

Variance	Section 912.01.D	Accessory use must be in the same zoning district as primary use.
Special Exception	Section 916.09/916.04.C	15' residential compatibility setback required; waiver to allow 5' setback requested

Appearances:

Applicant: Bob Baumbach

Findings of Fact:

1. The Subject Property, which is comprised of Parcel Nos. 26-A-5, 6 and 7, has the street address of 3412 Ligonier Street in Lower Lawrenceville.

2. A one-story church, which was constructed in the 1880s, is located on Parcel No. 26-A-7, within a R1A-H (Residential One Unit Attached High Density) District.

3. The adjacent Parcel Nos. 26-A-5 and 6 are vacant lots within a LNC (Local Neighborhood Commercial) District. The combined dimensions of the vacant parcels are 40' by 70' (2,800 sf).

4. The unimproved Hyoid Way separates the Subject Property from parcels with frontage on Denny Street in the R1A-H District. A significant grade change and a retaining wall separate the Subject Property from the Denny Street parcels.

5. The Applicant explained that, for a significant period of time, the vacant lots have been used informally as off-street parking for the church.

6. The Applicant proposes to formalize the use of parking on Parcel Nos. 26-A-6 and 7, by constructing a three-space parking lot that would have access from a curb cut on Ligonier Street. Consistent with the current informal parking arrangement, the parking area would be accessory to the church on Parcel No. 26-A-7.

7. As proposed, the parking area would be set back approximately 5' from Ligonier Street, 0' from the property line shared with the parcel at 3406 Ligonier Street, and 5' from the rear property line and the Denny Street parcels, which are in the R1A-H District.

8. The Applicant asserted that the proposed improvements would reduce the impact of the parking pad on nearby residential properties.

9. No one appeared at the hearing to object.

Conclusions of Law:

1. Pursuant to Section 912.01, accessory uses are to be within the same zoning district as the associated primary use.

2. The residential compatibility setback standards for parking lots in Section 916.04.C provide that parking lots are not to be located within 15' of properties in residential districts. Section 916.09 allows the Board to waive that requirement.

3. The Applicant presented credible evidence that the site has been used for vehicle parking for a significant period of time, and that the proposed improvements to the parking lot will reduce impacts of the parking lot on the surrounding area.

4. Consistent with the evidence and testimony provided, and the applicable legal standards governing variances and special exceptions, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a variance from Section 912.01 and a special exception pursuant to Sections 916.09/916.04.C to allow for the construction of a three-car parking lot on the Subject Property is hereby APPROVED; subject to the condition that the curb cut shall be reviewed by the Department of Mobility and Infrastructure.

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.