



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: May 7, 2026
Date of Decision: August 28, 2026

Zone Case: 34 of 2026
Address: 7926 Frankstown Avenue
Lot and Block: 174-S-191
Zoning Districts: LNC
Neighborhood: East Hills

Request: Off-site parking

Application: BDA-2025-03409

Special Exception	Section 914.07.G.2	Off-site Parking
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Appearances:

Applicant: Ryan England, Simone Godson Carter

Opposed: Gracie Aviles, Wahad Ansari, Ramon Sanchez

Findings of Fact:

1. The Subject Property is located at 7926 Frankstown Avenue, at the corner of Wheeler Street, in an LNC (Local Neighborhood Commercial) District in East Hills.
2. An RM-M (Residential Multi-Family Moderate Density) District is located across Frankstown Avenue from the Subject Property.
3. The dimensions of the parcel are 50' by 115' (5,750 sf) and its grade slopes downward from the front to the rear.
4. Located on the property is a structure with three commercial storefronts, each with a separate Frankstown Avenue address.
5. The owner of the Subject Property also owns Parcel No. 174-S-186, which is located at the rear of the Subject Property and extends from Wheeler Street to Tyson Way. Its dimensions are 50' by 150' (7,500 sf) and no structures are located on it.
6. Since 2010, the center storefront space of the structure on the Subject Property and the entirety of the structure's lower level have been used for an event space. The combined area of the interior areas used for the event space is 8,516 sf.

7. No Certificate of Occupancy has been issued to allow use of the 8,516 sf space in the manner that it has been used.

8. In addition to the interior, the vacant Parcel No. 174-S-186 has also been used for events.

9. In Zone Case No. 66 of 2025, the Board considered an application for *post hoc* approval to allow use of the 8,516 sf area as a “restaurant (general) use,” in accordance with the Code’s requirements.

10. The Board approved a special exception for the restaurant (general) use, subject to conditions that are intended to mitigate the adverse impacts of the use on adjacent and surrounding properties. The conditions include limitations on the permitted hours of operation; the provision of security; requirements for trash management, including dumpster location, enclosure and screening; and limitations on the outdoor use of Parcel No. 174-S-186.

11. The parking condition set forth in the Zone Case No. 66 of 2025 decision states that the Applicant must provide a “total of at least 20 parking spaces,” with parking spaces located either onsite or off-site. If the Applicant does not own the parcel on which the parking spaces are to be located, “any off-site parking area shall be subject to a signed lease and any off-site parking area (including parking on Parcel No. 174-S-186) shall be subject to any additional zoning and/or DOMI approvals required.”

12. In an effort to comply with the condition in Zone Case No. 66 of 2025, the Applicant now proposes to provide 10 of the required 20 parking spaces on Parcel No. 174-S-186.

13. The Applicant proposes to provide the other 10 parking spaces required in a parking area on the parcel at 7901 Bennett Street (Parcel No. 174-S-140). That parcel extends along Bennett Street from Oakmont Street to Tyson Way and is in the same LNC District as the Subject Property. The distance from the 7901 Bennett Street parcel to the entrance to the event space on the Subject Property is approximately 700’.

14. A 1985 Certificate of Occupancy permits the use of the 7901 Bennett Street parcel for “one story structure used to recondition cars and park two trucks with incidental office and outdoor sales area for cars and trucks, outdoor employer parking area...” Access to the parking area is from a curb cut on Oakmont Street and specific parking spaces are not identified with pavement markings or otherwise.

15. Gracie Aviles, a resident of Wheeler Street; Wahad Ansari, the owner of the parcel at 8000 Frankstown Avenue; and Ramon Sanchez, a resident of the property at 8001 Conemaugh Street, appeared at the hearing to express concerns about parking for events held at the Subject Property and the use of Parcel No. 174-S-186 for outdoor events.

16. Following the hearing, the Applicant provided a copy of a lease agreement for the off-site spaces. Subject to the agreement, 10 spaces on the 7901 Bennet Street parcel would be reserved for the event space as indicated with posted signage. The term of the agreement is to expire on December 31, 2026 but allows for automatic renewal.

Conclusions of Law:

1. With its decision in Zone Case No. 66 of 2025, the Board approved a special exception for a restaurant (general) use on the Subject Property, subject to conditions that are intended to mitigate the adverse impacts of the use on adjacent and surrounding properties. The purpose of the application currently before the Board is to address the parking condition in Zone Case No. 66 of 2025.

2. The other conditions in Zone Case No. 66 remain in place and no Certificate of Occupancy is to be issued until the Applicant demonstrates compliance with all of the conditions. A Certificate of Occupancy can be revoked for noncompliance with any of the conditions.

3. Continued operation without a Certificate of Occupancy is not permitted.

4. Section 914.07.G.2(a) allows an applicant to provide all or a portion of the off-street parking spaces required for a use to be located on a separate lot from the lot on which the primary use is located. The Board may approve off-site parking as a special exception, subject to criteria that include that off-site parking spaces are to be located within 1,000' of the primary entrance of the use served; that the off-site parking location is to be in the same zoning district as the use served; and, if the off-site parking area is not under the same ownership as the primary use, a written agreement for the parking is to be recorded.

5. The Applicant seeks a special exception to allow 10 off-site parking spaces on Parcel No. 174-S-186, which the Applicant owns but which is separate from the Subject Property. The parking spaces on Parcel No. 174-S-186 would be within 1,000' of the primary entrance of the restaurant (general) use and in the same district and thus the proposed use of that parcel for 10 off-site parking spaces is appropriate, subject to the condition that the 10 parking spaces are designated on the parcel, in accordance with the Code's dimensional standards for parking spaces. Because the parcel is to be used for 10 parking spaces for the restaurant (general) use, the portion of the parcel designated for parking cannot also be used for outdoor events.

6. The Applicant also seeks a special exception to allow 10 off-site parking spaces on the 7901 Bennett Street parcel. The parking spaces on that parcel would be approximately 700' from the entrance to the restaurant (general) use on the Subject Property and would be in the same zoning district. The Applicant submitted a lease with the owner of the 7901 Bennett Street parcel, which allows for use of that parcel for 10 parking spaces. The term of the lease is to expire on December 31, 2026 but allows for automatic renewal.

7. The Applicant presented sufficient evidence to demonstrate compliance with the special exception criteria for off-site parking for 10 spaces on the 7901 Bennett Street parcel. A copy of the agreement must be recorded and proof of recording must be provided to the Zoning Administrator. If the agreement expires, the Applicant must provide proof of an alternative parking agreement and must record the alternative agreement.

Decision: The Applicant's request for a special exception pursuant to Section 914.07.G.2(a) to allow the use of Parcel No. 174-S-186 for 10 off-site parking spaces and the use of 7901 Bennet Street for 10 off-site parking spaces is hereby APPROVED, subject to the condition that the area designated for parking on Parcel No. 174-S-186 cannot be used for an outdoor event space.

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.