City of Pittsburgh Department of City Planning



Zoning and Development Review ZBA Requests Supplement

A. PROJECT INFORMATION

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Application is:
☐ Protest Appeal

BDA Case Number: BDA-2025-09233

Project Description: Construct two car parking pad fronting Penn Avenue for existing two (2) single family attached residential building (parking pad at front of 4626 Penn Ave and at rear of 4627

Comrie Way)

Case Review Date: September 2025

2. SITE INFORMATION

Development Address: 4626 Penn Ave / 4627 Comrie Way

Parcel (s): 50-J-129

Zoning Designation: LNC

Neighborhood: Bloomfield

Registered Community Organization: Bloomfield Development Corporation

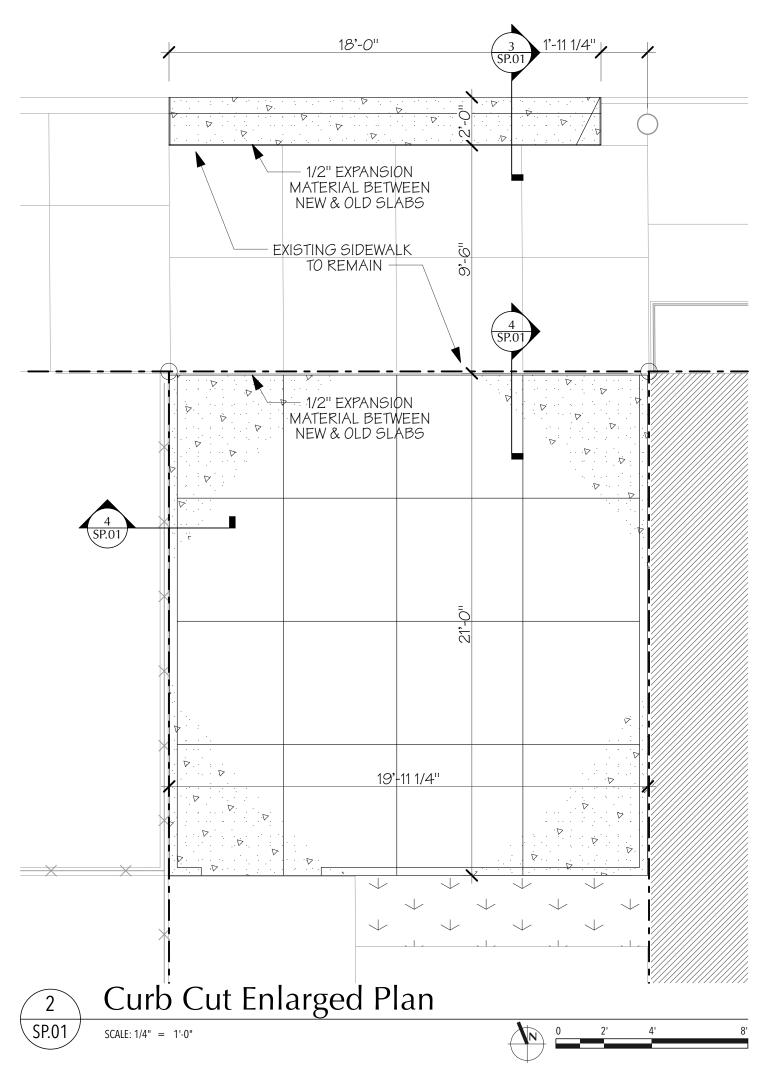
Date of Development Activities Meeting: NA

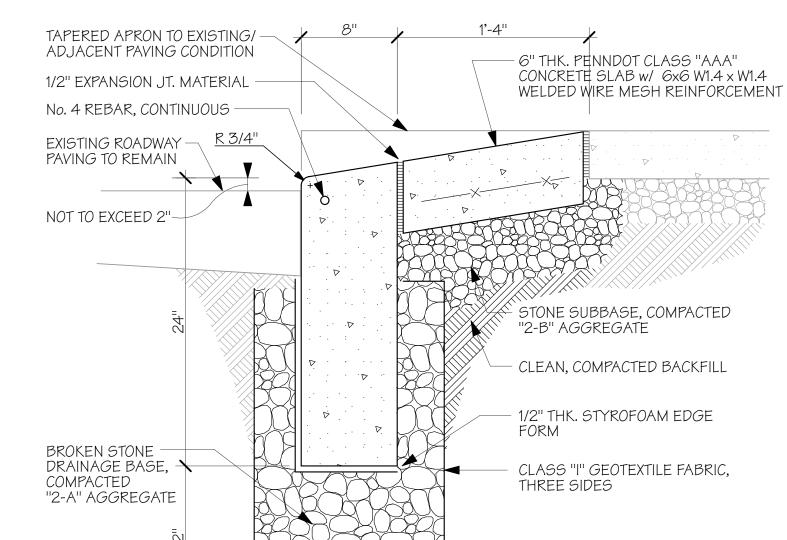
B. ZBA REQUESTS

Type of Request: Variance Code Section: 912.04L(3)

Description: Parking pads or garages in front yards must be set back five (5) feet from the front of the

primary structure, 0' is requested





City of Pittsburgh Curb Cut Detail, Public R.O.W. SP.01

No. 4 REBAR, CONTINUOUS -– 4" THK. PENNDOT CLASS "AAA" BROOM FINISHED CONCRETE SLAB w/ 2 LAYERS 6x6 W2.9 x W2.9 WELDED WIRE MESH REINFORCEMENT - 4" THK. SUBBASE, COMPACTED AASHTO #57 STONE AGGREGATE - CLEAN, COMPACTED BACKFILL

NOTES

SCALE: 1 1/2"= 1'-0"

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1. CONTRACTOR SHALL PLACE CONTROL JOINTS AT INTERVALS [ALIGN WITH EXISTING] AS SHOWN ON PROPOSED PLANS, BUT NOT TO EXCEED 12 FEET.

2. EXPANSION JOINTS SHALL BE PROVIDED AT ALL PERIMETERS OF CONSTRUCTION EXTENTS, AND SHALL BE SEALED WITH NON-SHRINK POLYURETHANE-BASED ELASTOMERIC SEALANT. 3. CURING SHALL BE 'ABSORPTIVE COVER,' 'MOISTURE-RETAINING COVER,' or APPROVED CURING COMPOUND ADMIXTURE. CONTRACTOR SHALL SUBMIT PROPOSED CURING METHOD PRIOR TO INSTALLATION OF CONCRETE.

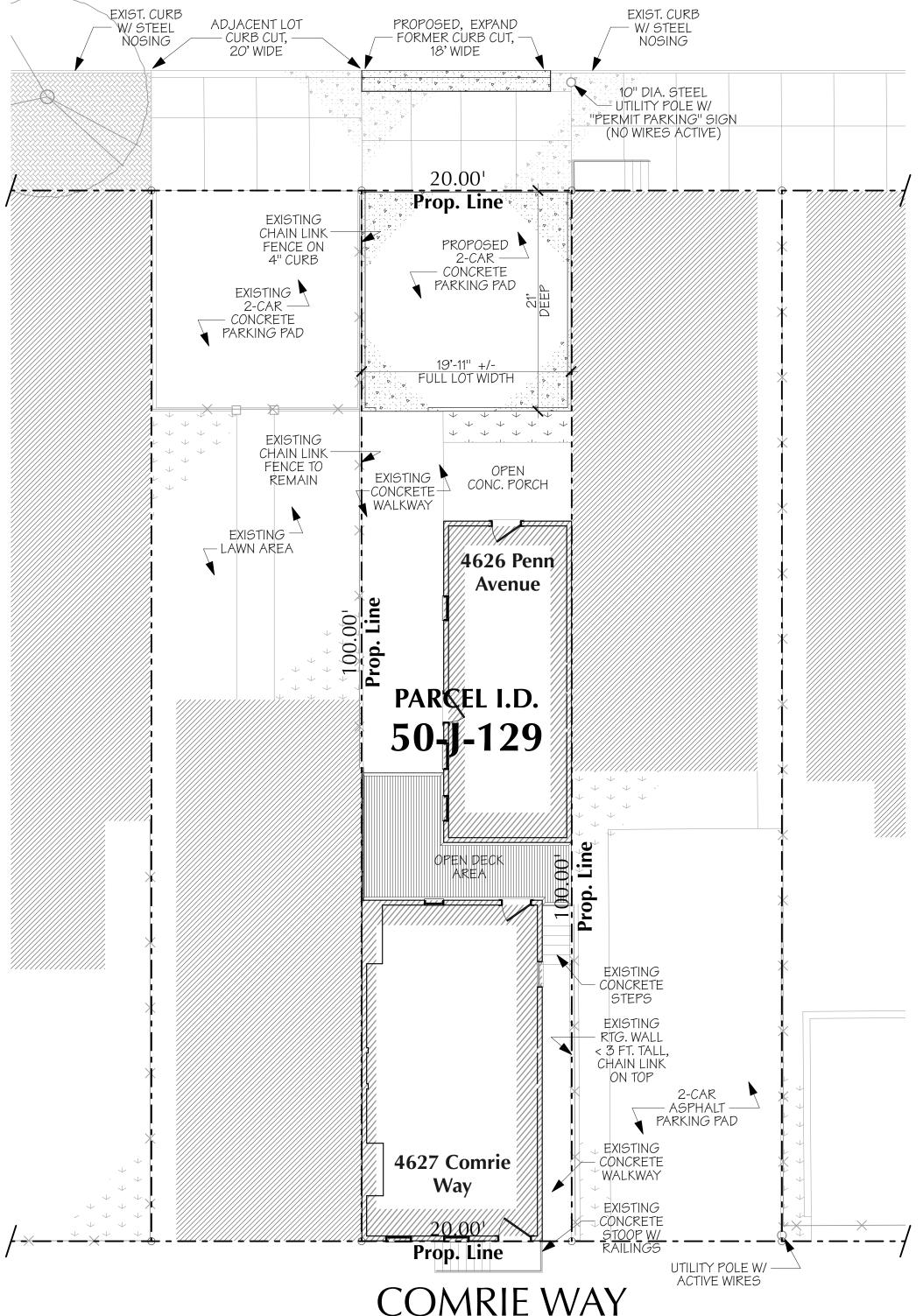
4. APPLY WATER-BASED 40% SILANE PENETRATING SEALER AFTER A MINIMUM OF 28 DAYS PER MANUFACTURER RECOMMENDATIONS.

5. PROVIDE MINIMUM CROSS-SLOPE OF 1.5% TO MAXIMUM CROSS-SLOPE OF 2%.

Concrete Paving Detail, Private Parking Pad

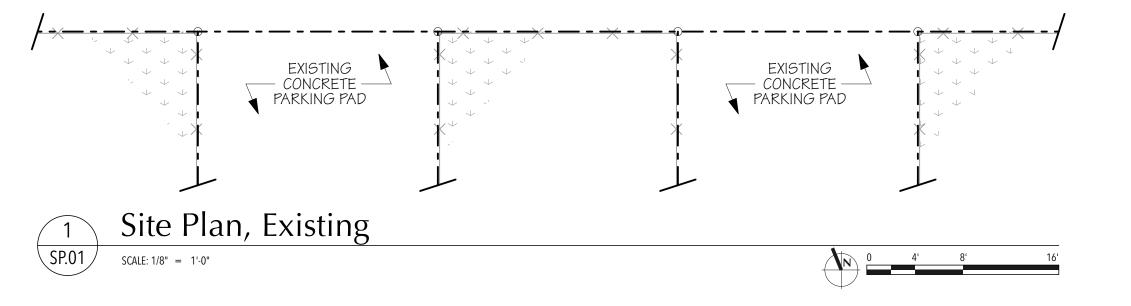
PENN AVENUE

60' R.O.W.



COMRIE WAY

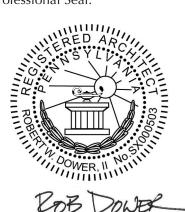
15' R.O.W. (ALLEY)



DOWER HOUSE

Ben Avon Borough 244 Hilands Ave. Pittsburgh, PA 15202 dower@dowerhousearchitecture.com 412.913.7442

Professional Seal:



Project Name:

4626 Penn Avenue 2-Unit Occupancy & Curb Cut Permit Project No:

Client: John Feghali 412.657.1798

25103

Issue Date:

2.26.25 Issued for Permits

Site Plan, Proposed



SP.01