



Division of Development Administration and 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: August 21, 2025
Date of Decision: September 19, 2025

Zone Case: 97 of 2025
Address: 4624 Penn Avenue
Lot and Block: 50-J-130
Zoning Districts: LNC
Ward: 9
Neighborhood: Bloomfield

Request: Use of front yard parking pad

Application: BDA-2025-03251

Variance	Section 912.04.L.3	Front yard parking is prohibited
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Appearances:

Applicant: Ilnar Akh

Findings of Fact:

1. The Subject Property is located at 4624 Penn Avenue in an LNC (Local Neighborhood Commercial) District in Bloomfield.
2. The two-unit residential structure on the Subject Property extends to the rear and interior side property lines with 0' setbacks. It is set back approximately 50' from Penn Avenue.
3. The Applicant explained that a two-car 18' by 18' parking pad, with access from a curb cut on Penn Avenue, has been on the Subject Property for a significant period of time.
4. The Applicant asserted that the location of the structure, with a 50' front setback and a 0' rear setback, is a unique characteristic that precludes the development of off-site parking in strict compliance with the Code.
5. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant requests a variance from Section 912.04.3, which prohibits residential accessory parking located in front of a house.

2. The Applicant presented credible evidence that the location of the structure at the rear of the parcel, with an extensive front yard setback, is a unique characteristic that precludes the development of off-street parking in compliance with the Code. The parking pad has been on the property for a significant period of time and has not had a significant impact on surrounding properties.

3. Consistent with the evidence and testimony presented, and the applicable legal standards governing variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a variance from Section 912.04.3 to allow for the continued use of a front yard parking pad is hereby APPROVED, subject to the condition that the curb cut shall be reviewed and approved 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.