



MUNICIPALITY OF PENN HILLS

ZONING HEARING BOARD

AGENDA

The Penn Hills Zoning Hearing Board will convene its regularly scheduled monthly meeting on November 19th, 2025, at 7:00 P.M. in the Penn Hills Government Center, Council Chambers, at 102 Duff Road Pittsburgh PA 15235 to consider the following:

OLD BUSINESS:

Case # 17 of 2025: Alexsandra Gutierrez of 321 Meadow Avenue, lot & block # 633-H-345 in the R-2 Single Family Residential Zoning District, is requesting a variance to permit a rear yard setback of one (1) foot where ten (10) feet is required, for an existing storage shed. Ordinance 2420 applies.

NEW BUSINESS:

Case # 22 of 2025: Joe Bertucci of Clean Express Auto Wash, Inc. is requesting a special exception for the proposed development of an auto laundry facility at 11735 Frankstown Road, lot and block # 449-K-140 and 449-K-133, in the B-2 Community Business zoning district, as well as a variance to permit the usage of vacuums outside the facility. Ordinance 2420 applies.

Case # 23 of 2025: Marianne Halden, owner of property located at 11223 Frankstown Road, lot and block #368-H-163, in the B-3 Office and Professional zoning district, is requesting a variance to convert the existing chiropractic office use to single-family home use. Ordinance 2420 applies.

Case # 24 of 2025: Paris Gibbs of 209 Pheasant Drive, lot and block # 450-J-68 in the R-2 Single Family Residential zoning district is requesting a home occupation for her business, Silk Hair Care, LLC, to permit the operation of a Hair Salon out of her home. Ordinance 2420 applies.

Information on the above cases is available in the office of the Penn Hills Department of Planning and Economic Development. All interested parties are invited to attend the hearing.

Persons with disabilities who wish to attend the meeting and require an auxiliary aid,

service, or other accommodations to participate in the proceedings, are requested to call 412-342-1172 at least 48 hours before the meeting to discuss how we may meet your needs. Hearing impaired may contact the Municipality through the State Relay Office at 1-800-654-5984.