



## MUNICIPALITY OF PENN HILLS

### ZONING HEARING BOARD

#### AGENDA

The Penn Hills Zoning Hearing Board will convene its regularly scheduled monthly meeting on October 23rd, 2024 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:** N/A

**NEW BUSINESS:**

**Case # 13 of 2024:** Justin Grant, prospective buyer of property located at 11101 Frankstown Road, Lot and Block # 368-L-305, is requesting a variance to permit the use of a mixed-residential and commercial structure at 11101 Frankstown road. The proposed use cannot meet the conditions of mixed-residential and commercial use, and the applicant is seeking a parking variance, and dimensional variance of the conditions laid out for the proposed use and prescribed within zoning ordinance 2420 and in the B-1 Neighborhood Zoning District.

**Case #14 of 2024:** Jessica L Rivera of 302 Lynnwood Drive lot and block # 302-H-370 is requesting a dimensional variance to permit a fence at a height of six (6) feet whereas on corner lots fences are only permitted to be three (3) feet in height in the front yard.

**Case #15 of 2024:** Terrell Scott, property owner of 431 Hamil Road Lot and Block #447-D-346, is requesting a variance to permit the subdivision of Lot and Block #447-D-346 into three separate lots for the construction of a two (2) unit townhouse and the keeping of the existing single family home. Variances would include, use variance for the construction of a Townhouse in the R-1 Single Family Zoning District, Dimensional Variance for the proposed townhouse needing a zero-lot-line property line. Dimensional variance for two of the proposed lots not containing frontage to a municipal right-of-way, needing a private right-of-way.

Information on the above case(s) 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.

