



MUNICIPALITY OF PENN HILLS

ZONING HEARING BOARD

AGENDA

The Penn Hills Zoning Hearing Board will convene its regularly scheduled monthly meeting on June 25th, 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: N/A

NEW BUSINESS:

Case # 10 of 2025: Karen L. Faison of 8310 Lincoln Road, lot & block #294-J-4, in the R-2 Single Family Residential Zoning District is requesting a variance in order to permit two principal structures on one single family residential lot. Sections 3.2, 5.1, 5.30, 10.3 and 15 of Ordinance 2420 apply.

Case # 11 of 2025: The applicant Errol Abdulla of AWK Development, Inc, & Thompson Run Industrial Park LP, is requesting the following variances for the proposed Elite Athletic Training Facility to be located at 450 Thompson Run Road, lot and block # 636-P-272 & 636-P-280, in the I-3 , Heavy Industrial Zoning District: 1. A parking variance for 236 spaces where 1,147 are required, 2. A height variance of 104 feet where 45 feet is the maximum height, and 3. A setback variance of 6 feet where 45 feet is required. 4. A variance to permit overnight stay dormitories within the facility which is not listed as a permitted use in Penn Hills Zoning Ordinance 2420. Sections 3.2, 7, 10.1, & 15 of Ordinance 2420 apply.

Case # 12: of 2025: Michelle Johnson, owner of the decorating and event studio H.O.T. Designs Studio, LLC located at 124 Jefferson Road (lot & block # 449-R-287) in the B-2 Community Business Zoning District, is requesting a parking variance for 7 parking spaces where 32 spaces are required, and a use variance to increase the maximum allowed occupancy for assembly from 49 guests to 100 guests. Sections 3.2, 6.2, 10.1, & 15 of Ordinance 2420 apply.

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.