



## **MUNICIPALITY OF PENN HILLS**

### **ZONING HEARING BOARD**

#### **AGENDA**

The Penn Hills Zoning Hearing Board will convene its regularly scheduled monthly meeting on July 23rd, 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 # 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 50 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.

**Case # 13 of 2025:** Christopher Bennett, of 620 Valemont Drive, lot & block # 534-N-130 in the R-2 Single Family Residential Zoning District is requesting a Special Exception for permission to own and keep four, (4), chickens, (hens only) on his property for egg production and as pets. Ordinance #2490 of 2016, "The Keeping of Chickens" amending Penn Hills Zoning Ordinance 2420 applies.

**Case # 14 of 2025:** Kyle Biery of 182 Stephens Lane, lot & block # 367-H-122 in the R-2 Single Family Residential Zoning District is requesting a Special Exception for permission to own and keep four, (4), chickens, (hens only) on his property for egg production and as pets. Ordinance #2490 of 2016, "The Keeping of Chickens" amending Penn Hills Zoning Ordinance 2420 applies.

**Case # 15 of 2025:** Laurie Lesoon of 1502 Randolph Lane, lot & block # 367-F-70 and #367-F-75 in the R-2 Single Family Residential Zoning District, is requesting a variance of the height requirements for a fence to be installed in the front yard of a corner lot that will be five (5) feet in height where three (3) feet is the required height. Sections 3.2, 10.5.E, & 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.