



MUNICIPALITY OF PENN HILLS

ZONING HEARING BOARD

AGENDA

The Penn Hills Zoning Hearing Board will convene its regularly scheduled monthly meeting on June 24th, 2026, 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 # 25 of 2025: Christine Mina of 340 Crescent Garden Drive, lot and block # 537-R-221 in the R-1 Single Family Residential zoning district, is requesting a variance to permit a front yard setback of 19 feet where 25 feet is required to enclose the existing front porch. Ordinance 2420 applies.

Case # 5 of 2026: Angela Damiano of 11536 Gardenia Drive, lot and block #450-A-366, is requesting a Special Exception to permit the operation of a Home Occupation, the micro-bakery, Baking Besties. Ordinance 2420 applies.

NEW BUSINESS:

Case # 19 of 2026: Richard Territ, agent for Jayme Vinesky, owner of the legal non-conforming single-family home located at 198 Jefferson Road, lot and block # 449-R-277 in the B-2 Community Business Zoning District, is requesting a variance of the minimum lot size as part of a proposed subdivision. 3,865 square feet is proposed where 5,000 square feet is required. Ordinance 2420 applies.

Case # 20 of 2026: Erin Brooks, proposed buyer of a legal non-conforming vacant lot located on Hudson Street, lot and block # 367-F-172 in the R-2 Single Family Residential Zoning District, is requesting a use variance to permit the operation of a storage parking lot for his vehicle reservation business, Angel Transportation Services LLC, as well as a special exception for a home business to use his residence located at 11295 Highpoint Drive, lot and block # 368-H-147 in the R-2 Single Family Residential Zoning District as an office for the business. 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.