



**MUNICIPALITY OF PENN HILLS**

**ZONING HEARING BOARD**

**AGENDA – REVISED 7/7/2026**

The Penn Hills Zoning Hearing Board will convene its regularly scheduled monthly meeting on July 22nd, 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:

**NEW BUSINESS:**

**Case # 12 of 2025:** An Order of Court signed June 15, 2026, was received from the Honorable Mary C. McGinley, Allegheny County Judge of the Court of Common Pleas, Civil Division, S.A. 25-580. The order of court remanded this matter back to the Zoning Hearing Board that a new hearing be scheduled for 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 # 21 of 2026:** Craig Franciscus of 636 5<sup>th</sup> Street, lot & block # 445-N-272 in the R-2 Single Family Residential Zoning District, is requesting a variance to permit a six (6) foot fence in the front yard of his property where four (4) feet is the required height. Sections 3.2, 5, 10.5, & 15 of Ordinance 2420 apply.

**Case # 22 of 2026:** Valentine Nchong Ngong, tenant of Durrett Properties located at 10022 Frankstown Road, lot & block # 295-R-128 & 295-R-132 in the B-2 Community Business Zoning District, is requesting a use variance to permit car sales at his existing auto repair garage. Sections 3.2, 6.2, 10, & 15 of Ordinance 2420 apply.

**Case # 23 of 2026:** Stephanie Ware of 506 Springwood Drive, lot & block # 445-L-39 in the R-2 Single Family Residential Zoning District, is requesting a variance to permit a six (6) foot fence to a portion of the rear yard of her property where three (3) feet is the required height. Sections 3.2, 5, 10.5, & 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.