



MUNICIPALITY OF PENN HILLS

ZONING HEARING BOARD

AGENDA

The Penn Hills Zoning Hearing Board will convene its regularly scheduled monthly meeting on October 22nd, 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 # 16 of 2025: Lyday Patterson of 103 Penn Vista Drive, lot & block # 369-L-89, in the R-2 Single Family Residential Zoning District, is requesting a home occupation for his business, LP Styles, to permit the operation of an office for his traveling hair stylist business and permission to operate a Hair Salon out of his home. Ordinance 2420 applies.

Case # 17 of 2025: Alexsandra Gutierrez of 321 Meadow Avenue, lot & block # 633-H-345 in the R-2 Single Family Residential Zoning District, is requesting a variance to permit a rear yard setback of one (1) foot where ten (10) feet is required, for an existing storage shed. Ordinance 2420 applies.

Case # 18 of 2025: James Wilkinson of Tait Engineering, Inc., agent for the owner of the property Michael Garofalo, of Hancock Capital Investments LLC, located at 1032 15th St. NW Apt. 410, in Washington DC, is requesting a variance in order to subdivide the property located at 6349-6353 Leechburg Road, lot and block # 536-K-389, in the R-1 Single Family and R-5 Garden Apartment zoning districts, which will allow the lot frontage to be 50.07 feet where 60 feet is required. Ordinance 2420 applies.

Case # 19 of 2025: Chris Honsperger of 911 Center Avenue, lot and block # 445-J-294 in the R-2 Single Family Zoning District, is requesting the following variances in order to permit the construction of a carport on his property: 1. A front yard variance on the northern portion of the property bordering the alley that will provide a setback of 2 feet where 20 feet is the required setback, 2. A front yard variance on the eastern side of the property that will provide a setback of 3 feet where 20 feet is required, 3. A side yard

variance on the western portion of the property that will provide a setback of 1 foot where 5 feet is the required setback. Ordinance 2420 applies.

Case # 20 of 2025: Benjamin Elliott of 800 7th Street, lot and block # 445-J-78 in the R-2 Single Family Zoning District, is requesting a variance of the height requirements to permit a fence to be four (4) feet in height where three (3) feet is the required height. Ordinance 2420 applies.

Case # 21 of 2025: Brad McBurney of Town Real Estate Enterprises LLC, dba Kossman Development Company property management agent for 12136-12252 Frankstown Road, lot and block # 449-D-259, located in the B-2 Community Business Zoning District is requesting a variance on behalf of the owner of the property Deed of Trust of Paul Kossman to permit the operation of a self-storage warehouse as permitted in the M-Mixed Use and I-1 Light Industrial Zoning Districts to be located in a 16,700 square foot portion of the building, (former Grifols and adjacent retail space). 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.