



MUNICIPALITY OF PENN HILLS

ZONING HEARING BOARD

AGENDA

The Penn Hills Zoning Hearing Board will convene its regularly scheduled monthly meeting on March 27th, 2024 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 #01 of 2024: JPV Holdings located at 10250 Buchannon Road. Is requesting a Variance to permit the expansion of the Legal Non-conforming Use located at 10250 Buchannon Road, known as "Vigliotti Landscaping" to the following properties, 10142, 10244, 10250 Buchannon Road, 620 Flamingo Avenue, 10133, 10143, 10125 Frankstown Road & 828 Old Coal Hollow Road. Vacant Parcels located at Lot and Block #'s 368-J-286, 295-S-207, 368-J-171, 295-S-150, 295-S-79, 295-S-141-1. All properties are in the C-Conservation, R-2 Single Family Zoning District, and B-2 Community Business Zoning District. The Expansion of the legal non-conforming business would permit a Light industrial use "Landscaping business / Contractor storage firm" or "I-1 light industrial use" in the C-Conservation Zoning District, R-2 Single Family Zoning and B-2 Zoning District, whereas I-1 uses are only permitted in the I-1 Light industrial Zoning District.

***NEW BUSINESS**

Case #03 of 2024: Richard Territ Agent on behalf of Sentry Mechanical LLC, located at 1724 Leechburg Road. Is requesting a dimensional variance to permit the construction of a proposed storage building located in the front yard of 1724 Leechburg Road, that would create a setback of twenty feet (20') whereas forty-five feet (45') is required. The proposed storage building would total 1,664 sqft and would be an ancillary industrial storage building for the primary general industrial use located at 1724 Leechburg Road.

Case #04 of 2024: Dennis Derringer of 5105 Shirley Street, Lot and Block# 367-B-7 is requesting a Special Exception to permit the possession and keeping of four (4) chickens for egg production and as pets.

Information on the above case(s) 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.