

# MUNICIPALITY OF PENN HILLS

## ZONING HEARING BOARD

### LEGAL ADVERTISEMENT

The Penn Hills Zoning Hearing Board will convene its regularly scheduled monthly meeting on June 26th, 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 #07 of 2024:** RT 376 Thompson Property Holdings LLC, Equitable owner for Lot and Block # 638-A-243. Is requesting three (3) dimensional variances for the installation of a double-sided Digital Billboard located on vacant land alongside the Municipality of Penn Hills & Municipality of Monroeville Boundary, adjacent to Interstate 376 & Thompson Run Road in the I-1 Light Industrial Zoning District. (1) a variance to permit a billboard within 202 ft of another billboard whereas the minimum distance shall be 1,000 ft as prescribed by section 9.2.L of Zoning Ordinance 2420. (2) a variance to permit a billboard sign face at a square footage of 672 sqft whereas only 100 sqft is permitted as prescribed by section 9.2.L of Zoning Ordinance 2420. (3) a variance to permit the height of a billboard at 118 ft whereas only 25 ft is permitted as prescribed by section 9.2.D of Zoning Ordinance 2420.

#### NEW BUSINESS:

**Case #09 of 2024:** Sommano Lovan of 5309 Verona Road, Lot and Block # 367-C-167. Is requesting a special exception to permit the possession and keeping of four (4) chickens for egg production and as pets.

**Case #10 of 2024:** Sommano Lovan of 5309 Verona Road, Lot and Block # 367-C-167. Is Appealing the determination of the Chief Zoning Officer in regard to the possession of an animal not permitted within a residence under section 3.2 of Zoning Ordinance 2420 "pet". The Chief Zoning Officer has determined that "Turkey" is not an approved pet under the definition provided by Zoning Ordinance 2420 and the applicant must remove all animals in violation from the property.

**Case #11 of 2024:** Paul G Schaaf of 945 6th Street, Lot and Block # 445-A-204 is requesting a dimensional variance to construct a garage on the neighboring lot of "947" 6th street, Lot and Block # 445-A-201. The Garage will create a setback of zero (0) feet from the side yard of 945 6th street, and only ten (10) feet from the right way of the rear alleyway where twenty (20) feet is required. 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.