

AGENDA
ZONING HEARING BOARD MEETING
March 12, 2026

A. CALL TO ORDER

B. ROLL CALL

C. REORGANIZATION OF THE BOARD

D. APPROVAL OF MINUTES: December 11, 2025

E. OLD BUSINESS

F. NEW BUSINESS

CASE ONE
R-1
H3
POSTED

Robert Kenst owner of 14 Old Soose Rd. Pittsburgh, PA 15209, Allegheny County lot/block 166-J-248 is requesting a use variance to the 225-13. R-1 Limited One-Family District to use a previously converted One-family dwelling as a Two-family dwelling. Property is directly adjacent to a 225-16. R-4 Multifamily Dwelling district.

CASE TWO
R-1
D14
POSTED

Eric & Jacqueline Mozzetti owners of 2605 Mt. Royal Blvd. Glenshaw, PA 15116 Allegheny County lot/block 433-C-058 located in an R-1 Limited One-Family District are requesting a 7 foot dimensional variance (3 feet remaining) to the 10 foot accessory structure side yard setback requirements set forth by section 225-24 E. (2) R-1 Limited One Family District side yard width not abutting street for accessory structures. It is noted that a legal non-conforming structure currently exists in this location; however, the replacement garage size would exceed the 25 percent increase allowance for non-conforming structures.

CASE THREE
R-3
F4
POSTED

James Henningher 205 Davis Ave. Pittsburgh, PA 15223 Allegheny County lot/block 166-L-118 is requesting a dimensional variance to 225-26 C. (1) R-3 Two-Family District front yard depth One-Family Dwelling: 20 feet. The current single-family structure front setback is 10.76 feet. Requesting a variance to the front yard depth of 9.24 feet (10.76 remaining) for a new detached garage. Also requesting a variance of 18 feet (2 feet remaining) for a previously installed carport that was constructed without a permit approximately 6 years ago.

G. ADJOURNMENT