

O F F I C I A L
MT. LEBANON, PENNSYLVANIA

The Zoning Hearing Board of Mt. Lebanon, Pennsylvania will hold a public hearing in the Commission Chambers of the Mt. Lebanon Municipal Building, 710 Washington Road on Thursday evening, January 12, 2012 at 7:30 p.m., (prevailing time).

APPEAL NO. 1676

OWNER: Gary & Kurt Bonn
362 Questend Avenue
Pittsburgh, PA 15228

APPELLANT: Gary Bonn
116 Cambridge Road
Bethel Park, PA 15102

LOCATION: 362-364 Questend Avenue
Pittsburgh, PA 15228

The appellant is requesting a variance as provide for in Ordinance No. 2636, Chapter XX, to the following Zoning Code sections:

§817.8.1.2 In all Residential Districts, no parking shall be located in the required Front Yard except in a legal Driveway that provides access to the Rear Yard, a detached or attached Garage. This shall not apply to Governor's Drives.

§817.10 Parking Area, Driveway and Turnaround Standards. The following shall apply to all Parking Areas, Driveways and Turnarounds in all districts:

§817.10.1 A permit for a Parking Area shall be required. A separate Parking Area permit shall be required for each lot.

§817.10.2 No Parking Area shall exceed four hundred forty (440) square feet, exclusive of required maneuvering space.

§817.10.3 No Parking Area, Driveway or Turnaround shall be authorized within the Street Right-of-Way between the curb and the Right-of-Way line.

§817.10.4 The paved portion of the Parking Area, Driveway or Turnaround shall not extend across the front of the Dwelling more than one-half (1/2) the width of the Dwelling.

§817.10.5 No Driveway shall be wider than eighteen (18) feet at the Street Right-of-Way. No Driveway and Parking Area combined shall be wider than twenty-eight (28) feet. The Driveway and Turnaround shall be no wider than thirty (30) feet.

§817.10.7 A front entrance Driveway or Parking Area may extend to within two (2) feet of the Side Lot Line

These variance requests are for the construction of a 25' X 28' parking pad that will be located on the opposite of the existing driveway and within a 30 foot Duquesne Light Right-of-Way. The stand-alone parking pad will also be located beyond the recorded 25' front building line.

The properties are zoned R-2 Single Family Residential.

The application for this request was received on December 12, 2011 by the Chief Inspector and it was determined that the matter should properly come before the Zoning Hearing Board. Ordinance No. 2636, Chapter XX, Part 12, section 1201, empowers the Zoning Hearing Board to act in this appeal.

MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD

Jb/1no1676

Thomas Dempsey
Chairman