

ZONING HEARING BOARD
MT. LEBANON, PENNSYLVANIA

ZONING HEARING NOTICE TO PROPERTY OWNERS & INTERESTED PERSONS

Mt. Lebanon, Pennsylvania wishes to advise that the Zoning Hearing Board will conduct a public hearing in the Commission Chambers of the Mt. Lebanon Municipal Building, 710 Washington Road, on Thursday evening February, 9 2012 at 7:30 p.m. (prevailing time).

The following appeal is listed for hearing at which time - as a property owner within 200 feet of the property in question or an interested person - you are invited to submit your view on the matter in person, by writing, or by representatives.

APPEAL NO. 1677

OWNER: Patrick & Sara Cozzens
420 Morrison drive
Pittsburgh, PA 15216

APPELLANT: Patrick & Sara Cozzens
420 Morrison drive
Pittsburgh, PA 15216

LOCATION: 645 Overlook Drive
Pittsburgh, PA 15216

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

§104.3 Frontage on Public Street Required. Each Single-family and Two-family Dwelling shall have a Lot Line front on a Public Street dedicated for Public Use and improved to Municipal Standards. This regulation also shall apply to Single-family Dwellings and Two-family Dwellings located in a development consisting of varied housing types.

§705 Residential Building Standards

§705.1 Building Context and Compatibility. New infill Single-family and Two-family Dwellings shall be constructed to be generally compatible with other existing Dwelling Units on the same block frontage within two hundred (200) feet. This provision shall be satisfied only by constructing the subject Dwelling Unit so that the features listed as mandatory are fulfilled and at least three (3) of the optional features are similar to the majority of other Dwelling Units within two hundred (200) feet of the subject lot along both sides of the street on the same block.

§705.1.1 Mandatory Features

§705.1.1.1 Building Massing: the total square footage of the Primary Façade of the Dwelling Unit shall not exceed 135% of the average square footage of the facades facing the street of the Dwelling Units within two hundred (200) feet on the block frontage

§705.1.1.1.1 Primary Façade shall be the entire façade facing the street on which the dwelling has a street address

§705.1.1.2 Floor Area ratio:

§705.1.1.2.1 *Single-family Dwelling* – The Floor Area of the proposed *Single-Family Dwelling Unit* shall meet both the following: (i) it shall be not less than eighty (80) percent of the average Floor Area of the Relevant Single-Family Dwellings, and (ii) it shall not exceed the greater of: (a) one hundred forty-five (145) percent of the average Floor Area of the Relevant Single-Family Dwellings, or (b) the largest Floor Area of any of the Relevant Single Family Dwellings.

§903.6 Reconstruction of Nonconforming Buildings or Structures

§903.6.1 In the event that any Nonconforming Building or Structure is destroyed or partially destroyed by fire, explosion or other cause, the Nonconforming Building or Structure may be reconstructed and the Nonconforming Use thereof continued if the reconstruction is commenced within one (1) year of the date of destruction or damage.

§903.6.2 The reconstruction the said Building or Structure shall not exceed the size of the Nonconforming Building or Structure destroyed or damaged and shall be placed in the same location on the ground as the Nonconforming Building or Structure destroyed or damaged.

§904 Nonconforming Lots of Record §904.1 In any district in which Single-family Dwellings are a Use by Right, notwithstanding the regulations imposed by any other provisions of this Chapter, a Single-family Detached Dwelling which complies with the Yard, space and bulk requirements of the district in which it is located may be erected on a Nonconforming Lot adjacent to an improved Street.

The appellant is requesting a variance to these sections for the construction of a new single family dwelling on a nonconforming lot. The property currently has a dwelling that will be razed and a new dwelling will be erected on the lot at a different location. The nonconformity of the lot is due to the lot not abutting an improved street. Additionally, the proposed dwelling will exceed the average floor area of adjacent dwellings by 599 square feet.

The properties are zoned R-1 Single Family Residential.

The application for this request was received on February 6, 2012 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/2no1677

Thomas Dempsey
Chairman