

**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 July 26, 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. 1684

OWNER: Sally Douglas
631 McCully Street
Pittsburgh, PA 15243

APPELLANT: Sally Douglas
631 McCully Street
Pittsburgh, PA 15243

LOCATION: 631 McCully Street
Pittsburgh, PA 15243

The appellant is requesting a variance as provide for in Ordinance No. 2636, Chapter XX, for the following Zoning Code sections: §203.5.3 Yard Requirements. §203.5.3.1.2 Side Yard. §203.5.3.1.2.1 Principal Use or Structure: two (2) Side Yards required, totaling fifteen (15) feet when measured from the Building to the property line, but in no case shall any Side Yard be less than five (5) feet. §903.4 Expansion or Extension of Nonconforming Buildings or Structures. §903.4.2 For Dwellings, if the reason for the existing nonconformity consists only of the inadequacy of Required Yards, then expansion may occur without a Variance if such expansion, extension or other increase in size in itself conforms with all applicable ordinances and laws, provided that there shall not be a reduction of the total Side Yard requirement. §903.5 Repairs, Renovation and Modernization of Nonconforming Buildings or Structures. §903.5.2 On Nonconforming Buildings and Structures, enclosing a porch in a Required Side Yard shall be allowed, provided the Side Yard does not abut a Street and the enclosure does not result in any increase in the horizontal or vertical dimensions of the porch.

The appellant proposes to enclose an existing deck and add a second floor addition. The lot is nonconforming due to its 40 foot width and the dwelling is nonconforming due to the reduced over all side yards of 12 feet.

The property is zoned R-2 Single Family Residential District.

The application for this request was received 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**

Michele Galati
Chairman