

TO BE ADVERTISED: March 21, 2013 and March 28, 2013
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OFFICIAL
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, April 4, 2013 at 7:30 p.m., (prevailing time).

APPEAL NO. 1690

OWNER: Elliot Pope
124 Woodland Drive
Pittsburgh, PA 15228

APPELLANT: Elliot Pope
124 Woodland Drive
Pittsburgh, PA 15228

LOCATION: 124 Woodland Drive
Pittsburgh, PA 15228

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

§202.5.3.1.2 Side Yards. §202.5.3.1.2.1 Principal Use or Structure: two (2) Side Yards, totaling fifteen (15) feet, but in no case shall any Side Yard be less than five (5) feet. §202.5.3.1.2.2 Accessory Use or Structure: five (5) feet. §202.5.3.1.3 Rear Yard. If the deck is attached to the house it must meet the setbacks for principal structure. As long as it is detached it may be considered an accessory structure. §202.5.3.1.3.1 Principal Use or Structure: thirty (30) feet. §202.5.3.1.3.2 Accessory Use or Structure: five (5) feet.

The appellant is requesting these variances for the construction of a new deck. Depending on the way the deck will be constructed there will be encroachments into one or more required yard setbacks.

If the deck is detached the rear corner of the deck has an approximate encroachment of 1 foot in depth and 6 feet in length triangular in shape which is about 3 square feet in total area.

If the deck is attached to the home in any fashion there will also be a rear yard encroachment of approximately 8 feet in depth into the required rear yard setback. I've calculated this at 164 square feet.

The property is zoned R-1 Single Family 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