

**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 May 2, 2013 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. 1692

OWNER: McFarland Dell LLC
P. O. Box 90160
Pittsburgh, PA 15224

APPELLANT: Marsha Deaktor
P. O. Box 90160
Pittsburgh, PA 15224

LOCATION: 195 Dell Avenue/1485 McFarland Road
Pittsburgh, PA 15216

The appellant is requesting a variance, as provide for in Ordinance No. 2636, Chapter XX, for the following Zoning Code sections: §205.6.3.2 Non-Residential Uses and Conditional Uses.

§205.6.3.2.1 Front Yard — Principal or Accessory Use or Structure: As shown on the Recorded Plat; if none is shown on the Recorded Plat, where a Lot is situated between two (2) Lots having on each a Principal Use, the Front Yard shall be the average of the Front Yards of the adjacent Principal Uses.

§205.6.3.2.2 Side Yard — Principal or Accessory Use or Structure: two (2) Side Yards required, each thirty-five (35) feet.

§205.6.3.2.3 Rear Yard — Principal or Accessory Use or Structure: seventy-five (75) feet.

The appellant is requesting variances for the proposed construction of (4) four off-street parking spaces that portions of will be located within a required yard setback. The property is a corner lot at the intersection of McFarland Road and Dell Avenue. The area in question was originally excavated April 2, 2011 without first obtaining a permit from the Municipality.

The property is zoned R-4 Multi-Family Mixed 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**

Jb/2no1692

Michele Galati
Chairman