

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, May 30, 2013 at 7:30 p.m., (prevailing time).

APPEAL NO. 1693

OWNER: Joshua & Tanya Broaded
473 Old Farm Road
Pittsburgh, PA 15228

APPELLANT: Joshua & Tanya Broaded
473 Old Farm Road
Pittsburgh, PA 15228

LOCATION: 473 Old Farm Road
Pittsburgh, PA 15228

The appellants are requesting a variance, as provide for in Ordinance No. 2636, Chapter XX, for the following Zoning Code sections: PART VIII Requirements Applying to All Districts §803 Accessory Uses. Accessory Uses or Structures are permitted in any zoning district in connection with any Principal Use lawfully existing within such district. No Accessory Use or Structure shall be established or constructed until the primary Use or Structure is constructed and unless evidence of compliance of such Use or Structure shall have first been issued. Accessory Uses or Structures deemed to be similar in nature, as determined by the Zoning Officer, may also be allowed.

803.1 Not Authorized in Required Yards. Accessory Uses or Structures shall not be erected, altered, enlarged or maintained in required Yards, except as otherwise provided in this chapter. A Parking Facility incidental to a Principal Building is deemed to be an Accessory Use. A Driveway or Governor's Drive may be located in required Yards, subject to specifications outlined in §817.9, §817.10 and §817.11.

803.3.6 Storage Structure with a maximum of one (1).

PART IX Nonconformities

§903 Nonconforming Buildings or Structures.

903.1 Continuation of Nonconforming Buildings or Structures. Any Nonconforming Building or Structure which is devoted to a Use which is permitted in the zoning district in which it is located may be continued so long as it remains otherwise lawful, subject to the restrictions in this Section.

903.2 Structural Alteration or Enlargement of Nonconforming Buildings or Structures. No Building or Structure containing a Nonconforming Use shall be structurally altered or enlarged unless the Use thereof shall thereafter conform to the regulations of the zoning district in which it is located. No parking, Yard, space or bulk nonconformity may be created or increased.

903.4 Expansion or Extension of Nonconforming Buildings or Structures.

903.4.1 A Nonconforming Building or Structure may not be expanded, extended or increased in size in any manner except pursuant to a Variance obtained from the Zoning Hearing Board in accordance with applicable laws and ordinances and such reasonable conditions and safeguards as may be imposed by the Zoning Hearing Board.

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.

The appellant is requesting a variance for the proposed construction of one additional 60 square foot storage structure on the property and/or a variance to increase the size of an existing nonconforming storage structure by 60 square 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

Jb/1no1693

Quintin Kittle
Chairman