

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, August 22, 2013 at 7:30 p.m., (prevailing time).

APPEAL NO. 1697

OWNER: Empire Terminal
731 Washington Road
Pittsburgh, PA 15228

APPELLANT: Edwin Bognar
731 Washington Road
Pittsburgh, PA 15228

LOCATION: 512 Castle Shannon Boulevard
Pittsburgh, PA 15234

The appellants are requesting a variance, as provided for in Ordinance No. 2636, Chapter XX, for the following Zoning Code sections: §303 C-2 Community Commercial District.

303.1 Purpose. The C-2 Community Commercial District provides diverse commercial development along gateway transportation corridors and neighborhoods. The District includes a dense mixture of Uses such as housing, retail and other complementary Uses that serve the adjacent neighborhood and the community as a whole. The C-2 District is preserved through appropriate design elements, amenities or treatments that create, enhance and reinforce the design relationships between the Buildings, sites and Streets and still establish an ambience that is uniquely urban.

§ 303.2 Uses by Right The following Uses are permitted in the C-2 District:

- 303.2.1 Single-family Attached Dwellings.
- 303.2.2 Multi-family Dwellings, subject to the Additional Requirements for Specified Uses in §616.
- 303.2.3 Apartments only on second floor of commercial Structures.

The appellant is requesting a variance to the defined uses for this zoning district for the proposed construction of a Multi-Family development [Townhouses] The total area of the parcel is 70,745 square feet or 1.624 acres.

The property is zoned C-2 Community Commercial 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

Quintin Kittle
Chairman