

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 September 19, 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. 1698

OWNER: Frank & Amy Palermo
2338 Golfview Drive
Pittsburgh, Pennsylvania 15241

APPELLANT: Frank & Amy Palermo
2338 Golfview Drive
Pittsburgh, Pennsylvania 15241

LOCATION: 21 North Meadowcroft Avenue
Pittsburgh, Pennsylvania 15216

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, and the following sections: §804 Air Conditioning Systems/Mechanical Equipment §804.2 In all other residential districts, any outdoor installation constructed or placed on a *Lot* in connection with an air conditioning system designed to air condition all or part of a residence may be located in a Front Yard provided that it shall not be located more than five (5) feet in front of the *Building Line* or shall not be located less than five (5) feet from the *Side Lot Line* and adequately screened as outlined in § 814. In a Side or *Rear Yard*, no less than five (5) feet from the side or *Rear Lot Line*.

The applicant is requesting this variance for the installation of (6) six air conditioning condensing units to be installed along the southern side of an apartment building. The proposed location encroaches into the required setback and is approximately within (2'4") two feet four inches of the side property line.

The applicant is also requesting the Board to consider section 910.2 Unique Physical Conditions; of the Pennsylvania Municipalities Planning Code and feels this to be applicable in this instance.

The property is zoned R-3 Low Density 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/2no1698

Quintin Kittle
Chairman