

**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 December 12, 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. 1700

OWNER: Heather Boylan Clark &
John Matthew Clark
254 Lebanon Avenue
Pittsburgh, Pennsylvania 15228

APPELLANT: Heather Boylan Clark &
John Matthew Clark
254 Lebanon Avenue
Pittsburgh, Pennsylvania 15228

LOCATION: 254 Lebanon Avenue
Pittsburgh, Pennsylvania 15228

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, and the following sections:

§817.10 Parking Area, Driveway and Turnaround Standards. The following shall apply to all Parking Areas, Driveways and Turnarounds in all districts:

§817.10.2 No Parking Area shall exceed four hundred forty (440) square feet, exclusive of required maneuvering space.

§817.10.3 No Parking Area, Driveway or Turnaround shall be authorized within the Street Right-of-Way between the curb and the Right-of-Way line.

§817.10.4 The paved portion of the Parking Area, Driveway or Turnaround shall not extend across the front of the Dwelling more than one-half ($\frac{1}{2}$) the width of the Dwelling.

§817.10.5 No Driveway shall be wider than eighteen (18) feet at the Street Right-of-Way. No Driveway and Parking Area combined shall be wider than twenty-eight (28) feet. The Driveway and Turnaround shall be no wider than thirty (30) feet.

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 applicant is requesting these variances to create additional parking area [17' X 18'] for a single family dwelling. The property is a corner lot and portions of the parking area will extend into the municipal Right-of-way.

The property is zoned R-2 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

Jb/2no1700

Quintin Kittle
Chairman