

**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. 1701

OWNER: Daryl & Carolyn Hall
750 Lebanon Avenue
Pittsburgh, Pennsylvania 15228

APPELLANT: Daryl & Carolyn Hall
750 Lebanon Avenue
Pittsburgh, Pennsylvania 15228

LOCATION: 750 Lebanon Avenue
Pittsburgh, Pennsylvania 15228

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

§203.5 Area and Bulk Regulations. In the R-2 District, the following regulations shall be observed on each Lot, and on each Lot upon which a Building or Structure is erected, altered, enlarged or maintained:

§203.5.3.1.3 Rear Yard. §203.5.3.1.3.1 Principal Use or Structure: 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 for the construction of a 16' X 20'8" attached garage. The garage will be located on the north side of the dwelling which is located on a corner lot and having frontage on Lebanon Avenue and Towercrest Drive.

The portion of encroachment is 12'6" X 20'8" or 258 square feet in area.

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**

Quintin Kittle
Chairman