

**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 May 1, 2014 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. 1705

OWNER: Mark & Deborah Hamilton
1316 Terrace Drive
Pittsburgh, Pennsylvania 15228

APPELLANT: Mark & Deborah Hamilton
1316 Terrace Drive
Pittsburgh, Pennsylvania 15228

LOCATION: 1316 Terrace Drive
Pittsburgh, Pennsylvania 15228

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

§202 R-1 Single-Family Residential District.

§202.5.3 Yard Requirements. §202.5.3.1 Residential Uses. §202.5.3.1.1 Front Yard.

§202.5.3.1.1.1 Principal or Accessory Use or Structure: As shown on the Recorded Plat; if none is shown on the Recorded Plat, where a Lot is situated between two (2) Lots having on each a Principal Use, the Front Yard shall be the average of the Front yards of the adjacent Principal Uses.

The Applicant is requesting a variance to enclose an existing porch that is beyond the recorded building line along Terrace Drive. The porch is in compliance through the exception of §1305 Unenclosed Porch Exceptions. An unenclosed porch, not more than one (1) Story or fourteen (14) feet in height, may be erected in the required Front and Rear Yard of properties situated in the R-1, R-2 and R-3 Districts, provided that it shall not extend more than ten (10) feet into a required Front or Rear Yard, or extend into the required Side Yard.

The enclosure will result in a 40 square foot encroachment beyond the building line.

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.

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