

**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 June 26, 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. 1706

OWNER: Matthew Petrie & Julie Nickman
5719 Walnut Street
Pittsburgh, Pennsylvania 15232

APPELLANT: Matthew Petrie & Julie Nickman
5719 Walnut Street
Pittsburgh, Pennsylvania 15232

LOCATION: 698 Country Club Drive
Pittsburgh, Pennsylvania 15228

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

§203 R-2 Single-Family Residential District.

203.7 Additional Regulations. The applicable Design Guidelines and Standards (Part 7) and Requirements Applying to All Districts (Part 8) in this Chapter shall apply to all Uses in the R-2 District.

§705 Residential Building Standards.

705.1 Building Context and Compatibility. New infill Single-family and Two-family Dwellings shall be constructed to be generally compatible with other existing Dwelling Units on the same block frontage within two hundred (200) feet. This provision shall be satisfied only by constructing the subject Dwelling Unit so that the features listed as mandatory are fulfilled and at least three (3) of the optional features are similar to the majority of other Dwelling Units within two hundred (200) feet of the subject Lot along both sides of the Street on the same block:

705.1.1 Mandatory Features

705.1.1.1 Building Massing: The total square footage of the Primary Façade of the Dwelling Unit shall not exceed one hundred thirty-five percent (135%) of the average square footage of the facades facing the street of the Dwelling Units within two hundred (200) feet on the block frontage.

705.1.1.1.1 Primary Façade shall be the entire façade facing the street on which the dwelling has a street address.

705.1.1.1.2 The Primary Façade shall include the square footage of all elements, including without limitation roofs, as measured in full frontal elevation.

The Applicant is requesting a variance to construct a new single family dwelling within an existing/established neighborhood. The proposed construction qualifies as infill construction and the aforementioned code sections apply. The proposed new construction will exceed the maximum primary façade calculations as prescribed by the ordinance.

The property is zoned R-2 Single family.

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/2no1706