

**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 October 16, 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. 1710**

**OWNER:** Ms. Anita Williams  
723 Crystal Drive  
Pittsburgh, PA 15228

**APPELLANT:** Ms. Anita Williams  
723 Crystal Drive  
Pittsburgh, PA 15228

**LOCATION:** 723 Crystal Drive  
Pittsburgh, PA 15228

The appellant is requesting a variance as provide for in Ordinance No. 2636, Chapter XX, for the following Zoning Code sections: § 203.5.3 Yard Requirements § 203.5.3.1.2 Side Yard § 203.5.3.1.2.1 Principal Use or Structure - two (2) Side Yards, totaling fifteen (15) feet, but in no case shall any Side Yard be less than five (5) feet § 203.5.3.1.2.2 Accessory Use or Structure – five (5) feet

§1304 Projections as Exceptions. A buttress, chimney, cornice, pier or pilaster projecting not more than eighteen (18) inches from the wall of the Building may project in a required Side or Rear Yard. A roof overhang, not more than eighteen (18) inches from the wall of the Building, may project into a required front, Side or Rear Yard.

§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 appellant is requesting this variance for the construction of a roof extension along the north side of the dwelling. This proposed construction will be a replacement of an old aluminum awning. The extension will be 5' X 26'6" or 132.5 square feet in area and extend approximately an additional 18 inches beyond where the old awning did. If constructed the roof extension will reduce the minimum 5' required side yard to (0') zero feet.

The property is zoned R-2 Single-Family Residential District

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