

**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 January 8, 2015 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. 1713

OWNER: Cortes Builders Inc.
37 McMurray Road
Pittsburgh, Pennsylvania 15241

APPELLANT: Lou & Dana Pietragallo
555 Greenhurst Drive
Pittsburgh, Pennsylvania 15243

LOCATION: Lot 142-P-75 Greenhurst Drive
Pittsburgh, Pennsylvania 15243

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

§202 R-1 Single-Family Residential District.

§202.7 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-1 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

§705.1.1.2 Floor Area Ratio.

§705.1.1.2.1 Single-family Dwelling: The Floor Area of the proposed Single-family Dwelling Unit shall meet both the following: (i) it shall be not less than eighty percent (80%) of the average Floor Area of the Relevant Single-family Dwellings, and (ii) it shall not exceed the greater of: (a) one hundred forty-five percent (145%) of the average Floor Area of the Relevant Single-family Dwellings, or (b) the largest Floor Area of any of the Relevant Single family Dwellings.

For purposes hereof, “Relevant Single-family Dwellings” shall mean all other Single-family Dwellings, as indicated in the Tax Assessor’s Records, within two hundred (200) feet of the subject Lot, including Single-family Dwellings along both sides of the Street on the same block.

The proposed dwelling is 2943 square feet. The Code permits 145% over the average which would be 2801 square feet. The proposed dwelling is 142 square feet over the allowable area. 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-1 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.

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