

**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 March 5, 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. 1716

OWNER: Asbury Place
760 Bower Hill Road
Pittsburgh, Pennsylvania 15243

APPELLANT: Asbury Place
760 Bower Hill Road
Pittsburgh, Pennsylvania 15243

LOCATION: 760 Bower Hill Road
Pittsburgh, Pennsylvania 15243

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

§204.6.3.2 Non-Residential Uses and Conditional Uses. §204.6.3.2.2 Side Yard — Principal or Accessory Use or Structure: two (2) Side Yards required, each thirty-five (35) feet. §803 Accessory Uses. Accessory Uses or Structures are permitted in any zoning district in connection with any Principal Use lawfully existing within such district. No Accessory Use or Structure shall be established or constructed until the primary Use or Structure is constructed and unless evidence of compliance of such Use or Structure shall have first been issued. Accessory Uses or Structures deemed to be similar in nature, as determined by the Zoning Officer, may also be allowed.

§803.1 Not Authorized in Required Yards. Accessory Uses or Structures shall not be erected, altered, enlarged or maintained in required Yards, except as otherwise provided in this chapter. A Parking Facility incidental to a Principal Building is deemed to be an Accessory Use. A Driveway or Governor's Drive may be located in required Yards, subject to specifications outlined in §817.9, §817.10 and §817.11.

The applicant is requesting these variances to create additional parking for the facility. The proposed 17 parking spaces will be located within the required 35 foot side yard setback.

The property is zoned R-3 Low Density-Mixed Residential.

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**