

**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 April 30, 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. 1719**

**OWNER:** Sandra Ward  
35 Lemoyne Avenue  
Pittsburgh, Pennsylvania 15228

**APPELLANT:** Steve Daniele  
Shannon Staley & Sons  
2400 Oxford Drive Box 170  
Bethel Park, Pennsylvania 15102

**LOCATION:** 35 Lemoyne Avenue  
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. §203.5.3 Yard Requirements. §203.5.3.1 Residential Uses.

§203.5.3.1.3 Rear Yard. §203.5.3.1.3.1 Principal Use or Structure: thirty (30) feet.

§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.

And the following definitions:

Lot Line, Rear: that Lot Line which is parallel to and most distant from the Front Lot.

Line of the Lot; provided, however, that in the case of an irregular or triangular shape Lot, a line twenty (20) feet in length, entirely within the Lot, parallel to, and at the maximum possible distance from, the Front Lot Line shall be considered to be the Rear Lot Line.

The appellant is requesting variances to these sections to permit the erection of a new 7' X 11' deck on the rear of the dwelling. The proposed deck will encroach 7 feet into the rear yard as calculated for irregular shaped lots.

The property is zoned R-2 Single Family Zoning District.

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  
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