



ZONING HEARING NOTICE TO PROPERTY OWNERS & INTERESTED PERSONS

The Zoning Hearing Board of Mt. Lebanon, Pennsylvania wishes to advise that they will reconvene a public hearing in the Commission Chambers of the Mt. Lebanon Municipal Building, 710 Washington Road, on Thursday evening, May 28, 2015 at 7:30 p.m., prevailing time.

The following appeal was tabled at the applicants request and has been rescheduled 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 total encroachment into the required yard is 9 feet.

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

If you know of any property owner or person who is interested in the above appeal and has not received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.