

**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 August 20, 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. 1725

OWNER: Susan McMahon
106 McConnell Mill Lane
Pittsburgh, Pennsylvania 15228

APPELLANT: Anna Foster/Moss Architects
181 42nd Street
Pittsburgh, Pennsylvania 15201

LOCATION: 919 Florida Avenue
Pittsburgh, Pennsylvania 15228

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, and the following 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 required, totaling fifteen (15) feet when measured from the Building to the property line, but in no case shall any Side Yard be less than five (5) feet.

§705 Residential Building Standards.

§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.

The applicant has requested variances to these sections for the construction of a new single family dwelling, with a proposed 1'6"/ [18"] cantilevered encroachment into the side yard.

The property is zoned R-2 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.

**MT. LEBANON, PENNSYLVANIA
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