

**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 September 17, 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. 1727**

<b>OWNER:</b>	Christopher & April Edwards 1351 Terrace Drive Pittsburgh, Pennsylvania 15228
<b>APPELLANT:</b>	Christopher & April Edwards 1351 Terrace Drive Pittsburgh, Pennsylvania 15228
<b>LOCATION:</b>	1351 Terrace Drive Pittsburgh, Pennsylvania 15228

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

202.5.3.1.2 Side Yards. 202.5.3.1.2.1 Principal Use or Structure: two (2) Side Yards, totaling fifteen (15) feet, but in no case shall any Side Yard be less than five (5) feet.

**PART IX NONCONFORMITIES**

§901 Purpose. The purpose of this Section is to regulate Nonconforming Uses, Nonconforming Buildings and Structures, Nonconforming Lots and Nonconforming Signs. The zoning districts established by this Chapter are designed to guide the future use of the Municipality's land by encouraging the development of desirable residential, commercial and other Uses with appropriate groupings of compatible and related Uses to promote and protect the public health, safety and general welfare. The regulations of this Section are intended to restrict further investments that would make nonconformities more permanent in their location in inappropriate districts as well as to afford opportunities for creative use and reuse of those other nonconformities that contribute to a neighborhood and are consistent with the goals of the Comprehensive Plan.

903.4 Expansion or Extension of Nonconforming Buildings or Structures.

903.4.1 A Nonconforming Building or Structure may not be expanded, extended or increased in size in any manner except pursuant to a Variance obtained from the Zoning Hearing Board in accordance with applicable laws and ordinances and such reasonable conditions and safeguards as may be imposed by the Zoning Hearing Board.

903.4.2 For Dwellings, if the reason for the existing nonconformity consists only of the inadequacy of Required Yards, then expansion may occur without a Variance if such expansion, extension or other increase in size in itself conforms with all applicable ordinances and laws, provided that there shall not be a reduction of the total Side Yard requirement.

The applicant is requesting variances to these sections for a proposed addition on the rear of the existing nonconforming dwelling. The proposed addition will encroach into the total required side yard by 3 feet 10 inches. However it will not encroach any further than the existing structure.

The property is zoned R-1 Single Family Residential 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.

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