

**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 November 12, 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. 1729

OWNER: Gary & Kelly
136 Marlin Drive East
Pittsburgh, Pennsylvania 15216

APPELLANT: Robert Edwin Verner
892 State Route 66
Leechburg, Pennsylvania 15656

LOCATION: 136 Marlin Drive East
Pittsburgh, Pennsylvania 15216

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

104.5 Principal Building. In any R-1, R-2 or R-3 District, only one (1) Principal Building may be built on each Lot, except when such Lot is within an Overlay (Transitional) area of said district.
§203.5.3 Yard Requirements. §203.5.3.1.2 Side Yard. §203.5.3.1.2.2 Accessory Use or Structure: five (5) feet. §203.5.3.1.3 Rear Yard. §203.5.3.1.3.2 Accessory Use or Structure: five (5) feet.

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.

The applicant is requesting variances to these sections for a proposed reconstruction of a nonconforming detached garage. The existing garage is 20' X 17'. The proposed garage is 26' X 26'. The new construction will include a second floor studio apartment. The proposed structure will encroach into the required minimum side yard by 3 feet and 3 feet into the required rear yard.

The property is zoned R-2 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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ZONING HEARING BOARD**