

**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 May 26, 2016 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. 1741

OWNER: Oksana Hiser
473 Carnegie Drive
Pittsburgh, PA 15243

APPELLANT: Oksana Hiser
473 Carnegie Drive
Pittsburgh, PA 15243

LOCATION: 473 Carnegie Drive
Pittsburgh, PA 15243

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, for the following Zoning Code 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.

§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.

The applicant is requesting this variance for the construction of a 12' X 27' deck on the rear of the dwelling. A portion of the deck [8' X 27'] will encroach into this required setback. The area of encroachment is approximately 216 square feet. Also, the minimum side yard of 5' will be reduced to 3 feet. This area of encroachment is approximately 46 square feet.

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.

**MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD**

Jb/2no1741

David Harouse
Chairman