

**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 18, 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. 1743

OWNER:	Jacob Nickman 120 South 15 th street Pittsburgh, PA 15203
APPELLANT:	Charter Homes 1190 Dillerville Road Lancaster, PA 17601
LOCATION:	696 Country Club Drive [Vacant Lot] Pittsburgh, PA 15228

The appellant is requesting a Use by Special Exception as provided for in Ordinance No. 2636, Chapter XX, for the following Zoning Code sections. §1004 Special Exceptions §1004.1 In any instance where the Zoning Hearing Board is required to consider a Special Exception in accordance with the provisions of this Chapter, the Board shall apply the following standards:

§1004.1.1 The Board shall determine that the proposed Special Exception will not substantially injure or detract from the Use of neighboring property or from the character of the neighborhood, and that the Use of property adjacent to the area included in the proposed change or plan is adequately safeguarded.

§1004.3 In appropriate cases, the Zoning Hearing Board may, on application, permit as a Special Exception:

§1004.3.1 Temporary Buildings and Uses in connection with any Authorized Use, for a period not to exceed one (1) year, only where such Buildings and Uses are purely incidental to the Use by Right.

§1004.3.2 Where conditions make it necessary, waive the requirements that automobile Parking Space be provided on the same Lot with the Dwelling, provided there is assurance of continued use of equivalent spaces for parking on an adjacent or nearby Lot.

The applicant is requesting the Board approve their application for a "Temporary Sales Trailer" on the lot referenced above for the period of September 1, 2017 to January 31, 2017 [four (4) months].

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 request.

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

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David Harouse
Chairman