

**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 January 5, 2017 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. 1747**

**OWNER:** James & Ann Bedortha  
410 Jefferson Drive  
Pittsburgh, PA 15228

**APPELLANT:** James & Ann Bedortha  
410 Jefferson Drive  
Pittsburgh, PA 15228

**LOCATION:** 410 Jefferson Drive  
Pittsburgh, PA 15228

The appellant has amended their original application and is requesting a Variance as provided for in Ordinance No. 2636, Chapter XX, for the following Zoning Code sections.

202.5.3 Yard Requirements. 202.5.3.1 Residential Uses. 202.5.3.1.1 Front Yard.

202.5.3.1.1.1 Principal or Accessory Use or Structure: As shown on the Recorded Plat; if none is shown on the Recorded Plat, where a Lot is situated between two (2) Lots having on each a Principal Use, the Front Yard shall be the average of the Front yards of the adjacent Principal Uses.

Yard, Front: an open space extending the full width of the Lot between a main front Building Line and the Front Lot Line, unoccupied and unobstructed by Buildings or Structures from the ground upward, the depth of which shall be the least distance between the Front Lot Line and the front of the main front Building Line. On Corner Lots, the Front Yard shall be both Yards that front on the Streets. In the case of Uses or parcels without a Principal Building, the Front Yard shall be a line drawn parallel to a Front Lot Line a distance equal to the depth of the required Front Yard setback.

803.1 Not Authorized in Required Yards. Accessory Uses or Structures shall not be erected, altered, enlarged or maintained in required Yards, except as otherwise provided in this chapter. A Parking Facility incidental to a Principal Building is deemed to be an Accessory Use. A Driveway or Governor's Drive may be located in required Yards, subject to specifications outlined in §817.9, §817.10 and §817.11.

803.3.5 Private Swimming Pool (A Private Swimming Pool shall not be included in Lot Coverage calculations).

808.3 Fence Location. 808.3.1 Unless otherwise stated, no Fence shall be allowed in the Front Yard.

808.3.2 On Through-Lots, Fences may be located in the Rear Yard a distance from the Street Right-of-Way equal to the depth of the Front Yard on the same Lot.

The appellant has requested these variances for the installation of a 25' X 40' in-ground swimming pool and patio area with the requires security fence. The applicant estimates that 20% of the pool will be located beyond the recorded building line. The security fence will also be located beyond the building line.

The property is zoned R-1 Single Family 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**

Jb/2no1747

David Harouse  
Chairman