

**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. 1748

OWNER: Empire Terminal
733 Washington Road
Pittsburgh, PA 15228

APPELLANT: NorthPoint Development
230 S. Bemiston Ave Suite 500
Clayton, MO 63105

LOCATION: 512 Castle Shannon Boulevard
Pittsburgh, PA 15234

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.

§303 C-2 Community Commercial District. 303.1 Purpose. The C-2 Community Commercial District provides diverse commercial development along gateway transportation corridors and neighborhoods. The District includes a dense mixture of Uses such as housing, retail and other complementary Uses that serve the adjacent neighborhood and the community as a whole. The C-2 District is preserved through appropriate design elements, amenities or treatments that create, enhance and reinforce the design relationships between the Buildings, sites and Streets and still establish an ambience that is uniquely urban.

817.5 Vehicular Parking. For the following Uses, the number of off-street Parking Spaces shall include: Parking for self-storage is not defined in this section.

The Applicant is requesting variances to these sections to proceed before the Mt. Lebanon Planning Board with a site plan application for a Self-Storage Facility. The Mt. Lebanon Zoning Ordinance does not provide for this use within any district.

The property is zoned C-2 Community Commercial 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.