

**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 February 2, 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. 1749**

**OWNER:** James Ung  
3620 Centerview Rd Suite 102  
Gibsonia, PA 15044

**APPELLANT:** Robert Dunbar  
400 Cochran Rd  
Pittsburgh, PA 15228

**LOCATION:** 121 Mt Lebanon Blvd  
Mt Lebanon, PA 15228

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

§205 R-4 Multi-Family-Mixed Residential District. §205.6.3.1.2.3 Rear Yard — Principal or Accessory Use or Structure: thirty (30) feet.

§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.

The owner is processing a land development/subdivision application and a rezoning application for (11) eleven, existing parking spaces that project beyond the rear property line. This portion of the parking lot will not be extended. However, the subdivision application will eliminate the encroachment beyond the property line but will not reduce the encroachment into the required rear yard setback. The minimum required setback for accessory uses is (30') thirty feet. The proposed setback is (6') six feet at the closest point and (12') twelve feet at the farthest. This is an average of a (21') twenty one foot encroachment into the required rear yard. If the variance is granted, the owner will then proceed through the subdivision and re-zoning procedure.

The subject property is zoned R-4 Multi-Family Mixed 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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