

**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 April 27, 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. 1752**

<b>OWNER:</b>	Harmony Shaw Stewart 140 Seneca Drive Pittsburgh, Pennsylvania 15228
<b>APPELLANT:</b>	Harmony Shaw Stewart 140 Seneca Drive Pittsburgh, Pennsylvania 15228
<b>LOCATION:</b>	140 Seneca Drive Pittsburgh, Pennsylvania 15228

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

§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.

The applicant proposes construction of a new wrap around deck, from the side of the dwelling to the rear.

The existing dwelling is 6'9" from the side property line, construction of the proposed deck will extend 3'6" into this setback; this would reduce the side yard to 3'3".

The portion of the deck in question is along the north side of the property and is approximately 73.5 square feet in area, or 3'6" X 21'.

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.

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