

**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 June 22, 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. 1756

OWNER: Giacomo Catalucci
P.O. Box 12852
Pittsburgh, PA 15241

APPELLANT: Giacomo Catalucci
P.O. Box 12852
Pittsburgh, PA 15241

LOCATION: 425/427 Cochran Road
Pittsburgh, Pennsylvania 15228

The appellant is requesting a variance and an appeal from municipal action to Ordinance No. 2636, Chapter XX, and the following sections:

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.

817.9.2 Parking Lot Ingress and Egress.

817.9.2.1 Every Parking Lot shall be provided with one (1) two-way entry/exit at least twenty-two (22) feet in width or two (2) one-way entry/exit, each at least fifteen (15) feet in width.

817.9.2.2 When ingress and egress are less than twenty-two (22) feet in width, marked separate entrances and exits shall be provided so that traffic shall flow in one direction only.

817.9.3 Parking Lot Maneuvering Space.

817.9.3.2 Maneuvering space shall be designed to prevent any Vehicles from backing into the Public Right-of-Way except for Single-family and Two-family Dwellings.

817.10.3 No Parking Area, Driveway or Turnaround shall be authorized within the Street Right-of-Way between the curb and the Right-of-Way line.

The applicant is requesting these variances for the proposed construction of (2) two parking spaces in the front yard of an existing commercial structure. A portion of the parking area will be within the minimum required front yard setback and beyond the front property line.

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 appeal.

MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD

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