

**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 July 20, 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. 1758**

**OWNER:** Timothy Murphy  
110 Sunnyhill Drive  
Pittsburgh, PA 15228

**APPELLANT:** Timothy Murphy  
110 Sunnyhill Drive  
Pittsburgh, PA 15228

**LOCATION:** 110 Sunnyhill Drive  
Pittsburgh, PA 15228

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

§202.5.3.1.1.2 For Subdivisions of five (5) Lots or more, the required Front Yard may be reduced in accordance with the following requirements:

§202.5.3.1.1.2.1 When the average natural ground surface Slope, perpendicular to and within one hundred twenty-five (125) feet of the Center Line of the proposed Street, is greater than fourteen percent (14%) but not more than eighteen percent (18%), the required depth of the Front Yard shall be no less than thirty (30) feet.

§202.5.3.1.1.2.2 When the average natural ground surface Slope, perpendicular to and within one hundred twenty-five (125) feet of the Center Line of the proposed Street, is greater than eighteen percent (18%), the required depth of the Front Yard shall be no less than twenty-five (25) feet.

§1305 Unenclosed Porch Exceptions. An unenclosed porch, not more than one (1) Story or fourteen (14) feet in height, may be erected in the required Front and Rear Yard of properties situated in the R-1, R-2 and R-3 Districts, provided that it shall not extend more than ten (10) feet into a required Front or Rear Yard, or extend into the required Side Yard.

The applicant is requesting this variance for the construction of a 15' X 18' covered patio [roof over]. A portion of the roof will be within the minimum required 5-foot side yard setback, and be within 1'4" of the side property line.

The property is zoned R-1 Single Family.

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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