

**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 October 12, 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. 1767

OWNER: Thomas & Nancy Songer
114 Piper Drive
Pittsburgh, Pennsylvania 15234

APPELLANT: Thomas & Nancy Songer
114 Piper Drive
Pittsburgh, Pennsylvania 15234

LOCATION: 114 Piper Drive
Pittsburgh, Pennsylvania 15234

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

§804 Air Conditioning Systems/Mechanical Equipment. Air conditioning systems shall be subject to the following additional requirements:

§804.1 In all R-1 and R-2 Districts, any outdoor installation constructed or placed on a Lot in connection with an air conditioning system designed to air condition all or part of a residence shall be located in a Front Yard provided that it shall not be located more than five (5) feet in front of the Building Line or shall not be located less than seven (7) feet from the Side Lot Line and adequately screened as outlined in §814. In a Side and Rear Yard, no less than seven (7) feet from the side or Rear Lot Line.

The applicant is requesting a variance to relocate an existing air conditioning unit from the rear of the dwelling to the east side of the dwelling. The proposed location will be within 2 feet of the side property line, which is a 5-foot encroachment.

The property is zoned R-1 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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