

**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 March 1, 2018 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. 1774

OWNER: Chatham Development 105 Markham Drive Pittsburgh, Pennsylvania 15228

APPELLANT: G & B Consulting Partners LLC 6026 Hawthorn Drive Moon Twp., Pennsylvania 15108

LOCATION: Pennsylvania Boulevard: Parcels 192-C-23; 192-C-24; 192-C-30 & 192-C-32 Pittsburgh, PA 15228

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

§204.6.2 Lot Area Requirements.

§204.6.2.1 Single-family Detached and Attached.

§204.6.2.1.2 Minimum Lot Area — Attached: three thousand (3,000) square feet per unit; provided, however, no more than thirteen (13) Dwelling Units per acre shall be authorized.

§204.6.2.1.3 Maximum Building Coverage: the coverage by the Main Building and Accessory Structures shall not exceed forty percent (40%) of the lot area.

The proposed development will exceed this requirement with an average of 13.5 units per acre.

§802 Lot Coverage. The coverage with Impervious Surface materials of a required Front Yard on a Lot containing a One-family or Two-family Dwelling shall not exceed fifty-five percent (55%) of the total area of the required Front Yard.

The front yards of the proposed development will have an impervious area between 72% and 75%.

The appellant is in the land development process to construct 13 Townhouses; by the municipal engineers review letter dated January 19, 2018 it was determined that the appellant must first obtain these variances before the Planning Board could take any further action with their application for development.

The property is zoned R-3 Low Density 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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