

**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 May 24, 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. 1778**

**OWNER:** Marilyn Oberst Horner 530 Navato Place Pittsburgh, PA 15228

**APPELLANT:** Marilyn Oberst Horner 530 Navato Place Pittsburgh, PA 15228

**LOCATION:** 530 Navato Place Pittsburgh, PA 15228

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

§204.6.3 Yard Requirements. §204.6.3.1 Residential Uses. §204.6.3.1.2 Side Yard.

§204.6.3.1.2.1 Single-family Detached or Accessory 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 less than five (5) feet.

§903.4.2 For Dwellings, if the reason for the existing nonconformity consists only of a dimensional nonconformity of Required Yards, then expansion may occur without a Variance if such expansion, extension or other increase in size in itself does not: (i) increase the dimensional nonconformity nor (ii) extend it into new area. In addition, the expansion must conform with all applicable ordinances and laws, provided that there shall not be a reduction of the total Side Yard requirement for new construction.

The appellant is requesting this variance for the expansion of an attached garage. The west side yard will be reduced from 5 feet to 3 feet for a side yard total of 7 feet.

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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Jb/Ino1778