

**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 21, 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. 1780

OWNER: G.D. Better Home Solutions LLC. 737 Rockwood Avenue Pittsburgh, PA 15234

APPELLANT: G.D. Better Home Solutions LLC. 737 Rockwood Avenue Pittsburgh, PA 15234

LOCATION: 262 Academy Avenue Pittsburgh, PA 15228

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:

§804.2 In all other Residential 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 may 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 five (5) feet from the Side Lot Line and adequately screened as outlined in §814. In a Side or Rear Yard, no less than five (5) feet from the side or Rear Lot Line.

The appellant is requesting this variance for installation of a new Air Conditioning unit at the rear of the dwelling. The proposed location will be 3 feet from the side lot line or an encroachment of 2 feet.

The property is zoned R-3 Low Density Mixed 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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