

**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 August 16, 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. 1785**

**OWNER:** Joseph Lipinski 1298 Arrowood Drive Pittsburgh, PA 15243

**APPELLANT** Harlan Stone for Joseph Lipinski 1298 Arrowood Drive Pittsburgh, PA 15243

**LOCATION:** 691 Kelso Road Pittsburgh, PA 15243

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

§705 Residential Building Standards §705.1.1 Mandatory Features

§705.1.1.1 Building Massing: The total square footage of the Primary Façade of the Dwelling Unit shall not exceed one hundred thirty-five percent (135%) of the average square footage of the facades facing the street of the Dwelling Units within two hundred (200) feet on the block frontage.

§705.1.1.2 Floor Area Ratio.

§705.1.1.2.1 Single-family Dwelling: The Floor Area of the proposed Single-family Dwelling Unit shall meet both the following: (i) it shall be not less than eighty percent (80%) of the average Floor Area of the Relevant Single-family Dwellings, and (ii) it shall not exceed the greater of: (a) one hundred forty-five percent (145%) of the average Floor Area of the Relevant Single-family Dwellings, or (b) the largest Floor Area of any of the Relevant Single family Dwellings.

For purposes hereof, "Relevant Single-family Dwellings" shall mean all other Single-family Dwellings, as indicated in the Tax Assessor's Records, within two hundred (200) feet of the subject Lot, including Single-family Dwellings along both sides of the Street on the same block.

The owner is requesting variances to these sections of the Zoning Ordinance in anticipation of razing the existing dwelling and constructing a new single family dwelling that will not meet the criteria.

The property is zoned R-2 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.

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