

**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 September 13, 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. 1789**

**OWNER:** Eugene & Kristen Ornato 409 Jayson Avenue Pittsburgh, PA 15228

**APPELLANT** Eugene & Kristen Ornato 409 Jayson Avenue Pittsburgh, PA 15228

**LOCATION:** 409 Jayson Avenue Pittsburgh, PA 15228

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

§203.5.3.1 Residential Uses. §203.5.3.1.1 Front Yard. §203.5.3.1.1.1 Principal or Accessory Use or Structure: As shown on the Recorded Plat; if none is shown on the Recorded Plat, where a Lot is situated between two (2) Lots having on each a Principal Use, the Front Yard shall be the average of the Front Yards of the adjacent Principal Uses. If a Lot is situated between two (2) Lots that do not have a Principal Use and no Front Yard is shown on the Recorded Plat, the minimum Front Yard shall be thirty-five (35) feet.

§203.5.3.1.2 Side Yard. §203.5.3.1.2.1 Principal 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 shall any Side Yard be less than five (5) feet. §203.5.3.1.2.2 Accessory Use or Structure: five (5) feet.

§903.4 Expansion or Extension of Nonconforming Buildings or Structures. §903.4.1 A Nonconforming Building or Structure may not be expanded, extended or increased in size in any manner except pursuant to a Variance obtained from the Zoning Hearing Board in accordance with applicable laws and ordinances and such reasonable conditions and safeguards as may be imposed by the Zoning Hearing Board.

§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 owner is requesting this variance for the construction of an enclosed porch that will be located beyond the front building line. The owner is also requesting a variance for the second story addition expansion above the existing garage. This would be an expansion of a nonconforming structure.

The property is zoned R-2 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.

**MT. LEBANON, PENNSYLVANIA  
ZONING HEARING BOARD**

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