

**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 January 3, 2019 at 7:00 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. 1792**

**OWNER:** Ralph & Darlene Murovich 555 Briarwood Avenue Pittsburgh, PA 15228

**APPELLANT:** Ralph Murovich 555 Briarwood Avenue Pittsburgh, PA 15228

**LOCATION:** 555 Briarwood Avenue Pittsburgh, PA 15228

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

§203.5.3.1.3 Rear Yard.      §203.5.3.1.3.1 Principal Use or Structure: thirty (30) feet.

§1305 Unenclosed Porch Exceptions. An unenclosed porch, not more than one (1) Story or fourteen (14) feet in height, may be erected in the required Front and Rear Yard of properties situated in the R-1, R-2 and R-3 Districts, provided that it shall not extend more than ten (10) feet into a required Front or Rear Yard, or extend into the required Side Yard.

§1402 Definitions.

Accessory Use or Structure: an Accessory Use or Structure is one that:

- Is subordinate to and serves a Principal Building or a Principal Use; and
- Is subordinate in area, extent and purpose to the Principal Building or Principal Use served; and
- Contributes to the comfort, convenience or necessity of the occupants, business or industry in the Principal Building or Principal Use served; and
- Is located on the same Lot as the Principal Building or Principal Use served, except as otherwise expressly authorized by the provisions of this Chapter
- Any Accessory Structure which becomes attached or connected physically to the Principal Building including but not limited to a porch, deck, veranda, or other appendage, shall from and after the time of such connection or attachment be considered to be a part of the Principal Building and not be considered to be an Accessory Structure.

The owner is requesting this variance to enclose a rear porch/deck. The existing porch/deck is compliant with the code for unenclosed porches. However, once the porch is enclosed it is no longer eligible for this exception to apply and must meet the requirements for the dwelling setbacks. The enclosed porch will be within 25.6 feet of the rear property line for a 4.4-foot encroachment.

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.

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