

**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 31, 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. 1793

OWNER: Thomas Kartsonas & Alexander Kartsonas 421 Cochran Rd Pittsburgh, PA 15228

APPELLANT: Thomas Kartsonas & Alexander Kartsonas 421 Cochran Rd Pittsburgh, PA 15228

LOCATION: 1252 Cochran Rd Pittsburgh, PA 15243

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, and the following sections: §203.5.3 Yard Requirements. §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.

The appellant is requesting the variance to accommodate a 23' X 23' addition including an attached garage. A portion of the addition, 11'10" X 12' [or 142 square feet] will encroach beyond the recorded building line adjacent to Cochran Road.

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
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