

**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 April 25, 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. 1796

OWNER: Noah Potvin 489 Longridge Drive Pittsburgh, PA 15243

APPELLANT: Noah Potvin 489 Longridge Drive Pittsburgh, PA 15243

LOCATION: 489 Longridge Drive Pittsburgh, PA 15243

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:

§804.1 In all R-1 and R-2 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 shall 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 seven (7) feet from the Side Lot Line and adequately screened as outlined in §814. In a Side and Rear Yard, no less than seven (7) feet from the side or Rear Lot Line.

The appellant is requesting the variance to install (2) two air conditioning units on the west side of the dwelling. There is only 4.78 feet from the foundation to the property line. If the units are installed the A.C. units will encroach to within (1) one foot of the property line or a (6) six foot encroachment to the minimum required (7) feet.

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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