

**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 June 20, 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. 1797**

**OWNER:** CE–Acquisitions II, LP P.O. Box 453 Carnegie, PA 15106

**APPELLANT:** CE–Acquisitions II, LP P.O. Box 453 Carnegie, PA 15106

**LOCATION:** 1701 Cochran Road Pittsburgh, PA 15220

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

§202 R-1 Single-Family Residential District.

§202.2.3.3 Day Care Centers, subject to the Additional Requirements for Specified Uses in §610.

§302 C-1 Neighborhood Commercial District.

302.2 Uses by Right. The following Uses are permitted in the C-1 District:

302.2.1 Single-family Attached Dwellings.

302.2.2 Multi-family Dwellings, subject to the Additional Requirements for Specified Uses in §616.

302.2.3 Apartments only on second floor or above of commercial Structures.

302.2.4 Accessory Uses as outlined in §803.

302.2.5 Bed and Breakfast Establishments, subject to the Additional Requirements for Specified Uses in §605.

302.2.6 Brewpub.

302.2.7 Mixed-use.

302.2.8 Municipal Facilities.

302.2.9 Municipal Parks and Recreation Areas.

302.2.10 Offices between the hours of 6:00 AM and 11:00 PM.

302.2.11 Public and Semi-Public Uses.

302.2.12 Retail Sales and Service operating between the hours of 6:00 AM and 11:00 PM, except the sale, storage or display of firearms, ammunition or explosives.

302.2.13 Non-Tower WCF mounted on an existing Public Utility Transmission Tower.

302.2.14 Non-Tower WCF mounted on an existing Building.

302.2.15 Non-Tower WCF mounted on an existing Tower-Based WCF subject to the requirements of §607.

302.2.16 Restaurants operating between the hours of 6 AM and 11 PM, including accessory outdoor seating/assembly areas but excluding Drive-Thru facilities. Subject to additional requirements for specified Uses in §621.

302.2.17 Health Clubs or Spas.

303.2.8 Bar, Cocktail Lounge and Tavern

§1005 Variance. The Zoning Hearing Board shall have the authority, in accordance with the procedures hereinafter established, to authorize Use, Area or other Variances within the Mt. Lebanon. The Variance procedure is intended to provide a means by which relief may be granted only when no other applicable remedy, pursuant to other provisions of this Chapter, is available.

The appellant is requesting a use variance to construct a Day Care Center within the C-1 district. This proposed use is not permitted within this zoning district.

The property is zoned C-1 Neighborhood Commercial 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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