

**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 August 15, 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. 1799

OWNER: James Barr & Kathryn Low 356 Hazel Drive Pittsburgh, PA 15228

APPELLANT: James Barr & Kathryn Low 356 Hazel Drive Pittsburgh, PA 15228

LOCATION: 356 Hazel Drive Pittsburgh, PA 15228

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.

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 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.

903.5 Repairs, Renovation and Modernization of Nonconforming Buildings or Structures.

903.5.1 Repairs, renovations and modernization of Nonconforming Buildings or Structures, such as renewal or replacement of outer surfaces, windows, addition of soundproofing materials, air conditioning and repair or replacement of structural parts or members of the Building or Structure shall be permitted notwithstanding other provisions of this chapter.

903.5.2 On Nonconforming Buildings and Structures, enclosing a porch in a Required Side Yard shall be allowed, provided the Side Yard does not abut a Street and the enclosure does not result in any increase in the horizontal or vertical dimensions of the porch.

903.5.3 Such repairs, renovations or modernization are allowed provided they do not change or alter substantially the physical configuration of the Nonconforming Building or Structure or change its position on the ground.

903.5.4 No increase in the size of or area covered by the Nonconforming Use or area of the Use within the Building or Structure is allowed.

The applicant is seeking a variance for the replacement/reconstruction of a garage. The existing garage is nonconforming due to its location or reduced setback from the side property line. The current setback varies from 1 foot at the rear to 4 feet 6 inches at the front. Also, the applicant intends to increase the size of the garage by 44%. The existing garage is 17.6' X 9'3" the proposed garage is 19'3" X 19'

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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