

**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 September 12, 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. 1800**

**OWNER:** Geffrey R. Hurd & Patricia L. Hurd 384 Tampa Avenue Pittsburgh, PA 15228

**APPELLANT:** Geffrey R. Hurd 384 Tampa Avenue Pittsburgh, PA 15228

**LOCATION:** 384 Tampa Avenue Pittsburgh, PA 15228

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

203.5.2 Lot Area Requirements. 203.5.2.1 Residential Uses. 203.5.2.1.1 Minimum Lot Area: six thousand (6,000) square feet.

203.5.3 Yard Requirements. 203.5.3.1 Residential Uses. 203.5.3.1.2 Side Yard.

203.5.3.1.2.1 Principal Use or Structure: two (2) Side Yards required, totaling fifteen (15) feet when measured from the Building to the property line, but in no case shall any Side Yard be less than 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.

903.4.2 For Dwellings, if the reason for the existing nonconformity consists only of a dimensional nonconformity of Required Yards, then expansion may occur without a Variance if such expansion, extension or other increase in size in itself does not: (i) increase the dimensional nonconformity nor (ii) extend it into new area. In addition, the expansion must conform with all applicable ordinances and laws, provided that there shall not be a reduction of the total Side Yard requirement for new construction.

The applicant is seeking a variance for the construction of an addition on the rear of the dwelling. The existing structure is nonconforming due to the reduced distance of the total side yards and one side yard. The proposed side yards for the addition are 4'7" and 5'4 1/2" for a total side yard of 9'11 1/2".

The total lot area 5125.12 square feet, the ordinance has a minimum lot size of 6000 square 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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