

**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 October 10, 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. 1801**

**OWNER:** Samuel Ray, 121 Hoodridge Drive, Pittsburgh, PA 15228

**APPELLANT:** Samuel Ray, 121 Hoodridge Drive, Pittsburgh, PA 15228

**LOCATION:** 121 Hoodridge Drive, Pittsburgh, PA 15228

The applicant is seeking a variance for the construction of a deck on the rear of the dwelling. The existing structure is nonconforming due to the reduced distance of the total side yards. The proposed side yard for the deck would be 2' for a total side yard of 7'+ or -.

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

202.5.3.1.2 Side Yards.

202.5.3.1.2.1 Principal Use or Structure: two (2) Side Yards, totaling fifteen (15) feet, 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 property is zoned R-1 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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Rs/2no1801