

**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 virtual hearing on Thursday evening May 21, 2020 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 by emailing before noon on Thursday, May 21, 2020 to the Chief Inspector/Zoning Officer, Rodney Sarver at [rsarver@mtlebanon.org](mailto:rsarver@mtlebanon.org) who will then invite you to the virtual hearing. Please note, all comments will become part of the official transcript of the hearing.

**APPEAL NO. 1809**

**OWNER:** Jered Kolbert, 23 North Meadowcroft Ave, Pittsburgh, PA 15216

**APPELLANT:** Jered Kolbert, 23 North Meadowcroft Ave, Pittsburgh, PA 15216

**LOCATION:** 23 North Meadowcroft Ave, Pittsburgh, PA 15216

The applicant is seeking a variance for the construction of an addition within the limits of an existing rear porch foundation, as well as the construction of a new deck to the rear of the dwelling. The existing dwelling is nonconforming due to the reduced side yard offsets. The proposed construction would result in a compliant minimum 5' single side yard for the proposed construction, however not in the combined minimum total 15' side yard requirement.

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

204.6.3.1.2.1 Single-family Detached or Accessory 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 less than five (5) feet.

903.4 Expansion or Extension of Nonconforming Buildings or Structures.

903.4.1 A 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-3 Low Density Mixed 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/2no1809