

**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 August 13, 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, August 13, 2020 to the Chief Inspector/Zoning Officer, Rodney Sarver at 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. 1811

OWNER: Joseph Harris, 421 Arden Rd, Pittsburgh, PA 15216

APPELLANT: Joseph Harris, 421 Arden Rd, Pittsburgh, PA 15216

LOCATION: 421 Arden Rd, Pittsburgh, PA 15216

The applicant is seeking a variance for installation of a six (6) foot high ornamental aluminum fence in the front yard. The existing corner lot is non-conforming as it does not meet the minimum lot width or area set forth in the Zoning Ordinance. The proposed fence location in the front yard would be 5' from the front lot line, resulting in a requested variance of 10.09'.

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

808 Fences and Walls. The following requirements for fencing and walls apply to all districts in Mt. Lebanon:

808.3 Fence Location.

808.3.1 Unless otherwise stated, no Fence shall be allowed in the Front Yard.

1402 Definitions.

Lot, Corner: a Lot abutting two (2) intersecting Streets, where the interior angle of intersection does not exceed one hundred thirty-five (135) degrees. The Yards adjacent to both Public and Private Streets shall be considered Front Yards when determining appropriate setbacks.

Yard, Front: an open space extending the full width of the Lot between a main front Building Line and the Front Lot Line, unoccupied and unobstructed by Buildings or Structures from the ground upward, the depth of which shall be the least distance between the Front Lot Line and the front of the main front Building Line. On Corner Lots, the Front Yard shall be both Yards that front on the Streets. In the case of Uses or parcels without a Principal Building, the Front Yard shall be a line drawn parallel to the Front Lot Line a distance equal to the depth of the required Front Yard setback.

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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