

**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 December 3, 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, December 3, 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. 1815**

**OWNER:** Matthew J. Michaels, 1505 McFarland Rd #2, Pittsburgh, PA 15216

**APPELLANT:** Matthew J. Michaels, 1505 McFarland Rd #2, Pittsburgh, PA 15216

**LOCATION:** 1505 McFarland Rd, Pittsburgh, PA 15216

The applicant is seeking a variance to allow the replacement of a recently demolished Garage, with a Parking Area. A required Garage shall not be removed or replaced with a parking area, until an enclosed Parking Space in a Garage is provided.

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

817 Off-Street Parking.

817.9 Parking Area, Driveway and Turnaround Standards. The following shall apply to all Parking Areas, Driveways and Turnarounds in all districts:

817.9.10 For proposed Dwellings and existing Dwellings which have or have had Garages, all Driveways and Parking Spaces shall conform to the following additional specifications:

817.9.10.1 If any Lot now has, or ever has had an enclosed Parking Space in a Garage, an enclosed Parking Space in a Garage shall be provided before a Parking Area may be constructed.

817.9.10.2 A required Garage shall not be removed, converted to another use, or replaced with a Parking Area until an enclosed Parking Space in a Garage is provided.

The property is zoned R-4 Multi-Family 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.

**MT. LEBANON, PENNSYLVANIA  
ZONING HEARING BOARD**

Rs/2no1815