

**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 31, 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 31, 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. 1816**

**OWNER:** Greg and Angie Bagnato, 520 Austin Ave, Pittsburgh, PA 15243

**APPELLANT:** Greg and Angie Bagnato, 520 Austin Ave, Pittsburgh, PA 15243

**LOCATION:** 520 Austin Ave, Pittsburgh, PA 15243

The applicant is seeking a variance to allow the construction of a proposed 2-story addition (partially enclosed basement level and open porch above), ten feet (10') plus a roof overhang into the required Front Yard. The Front Yard is forty-five feet (45') deep per the Record Plan. 10+' Variance.

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

203.5 Area and Bulk Regulations. In the R-2 District, the following regulations shall be observed on each Lot, and on each Lot upon which a Building or Structure is erected, altered, enlarged or maintained:

203.5.3 Yard Requirements.

203.5.3.1 Residential Uses.

203.5.3.1.1 Front Yard.

203.5.3.1.1.1 Principal or Accessory Use or Structure: As shown on the Recorded Plat; if none is shown on the Recorded Plat, where a Lot is situated between two (2) Lots having on each a Principal Use, the Front Yard shall be the average of the Front Yards of the adjacent Principal Uses. If a Lot is situated between two (2) Lots that do not have a Principal Use and no Front Yard is shown on the Recorded Plat, the minimum Front Yard shall be thirty-five (35) 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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Rs/2no1816