

**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 March 25, 2021 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, March 25, 2021 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. 1820

OWNER: Tracy and Kenneth Kucera 259 Magnolia Place

APPELLANT: Tracy and Kenneth Kucera 259 Magnolia Place, Pittsburgh, PA 15228

LOCATION: 259 Magnolia Place, Pittsburgh, PA 15228

The applicant is seeking a variance for the construction of an addition 1.35' into the established/average 13.65' Front Yard along Savannah Avenue, resulting in a Front Yard setback of 12.3'. The property is a corner lot and therefore has two Front Yards, facing each street.

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.

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

Rs/2no1820