

**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 20, 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, **May 20, 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. 1824

OWNER: Mark D. Phillips 647 Royce Ave, Pittsburgh, PA 15243

APPELLANT: Mark D. Phillips 647 Royce Ave, PA 15243

LOCATION: 647 Royce Ave, Pittsburgh, PA 15243

The applicant is seeking a variance to allow relief from the definition of *Line of the Lot/Rear Lot Line* to allow a proposed addition to be built 23' +or- into the required 30' Rear Yard as defined by the Zoning Ordinance. The total required Side Yards of the pie shaped lot are proposed to be met.

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

§1402 Definitions. When used in this Chapter, the following terms shall have the meanings herein ascribed to them. Where any definition is divided into classifications or categories of activities or *Uses*, each classification or category shall be considered a different activity or Use requiring separate application of the provisions of this Chapter. No part of any definition shall be varied.

Line of the Lot; provided, however, that in the case of an irregular or triangular shape *Lot*, a line twenty (20) feet in length, entirely within the *Lot*, parallel to, and at the maximum possible distance from, the *Front Lot Line* shall be considered to be the *Rear Lot Line*.

Rear Lot Line: see *Lot Line, Rear*.

Lot Line, Rear: that *Lot Line* which is parallel to and most distant from the *Front Lot*.

§203 R-2 Single-family Residential District.

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.

203.5.3.1.3 Rear Yard.

203.5.3.1.3.1 Principal Use or Structure: thirty (30) 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/2no1824