

**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 **June 17, 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, **June 17, 2021** 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. 1827**

**OWNER:** Brian Elkin, 797 Fruithurst Dr., Pittsburgh, PA 15228

**APPELLANT:** Brian Elkin, 797 Fruithurst Dr., Pittsburgh, PA 15228

**LOCATION:** 797 Fruithurst Dr., Pittsburgh, PA 15228

The applicant is seeking a variance for the proposed installation of a 44" high shadowbox fence in the front yard as well as into the Right-of-Way of Sleepy Hollow Road. Resulting in a requested Front Yard variance of 10'. No structures shall be built within the Public Right-of-Way.

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.

808.4 Fence Design.

808.4.4 Fences and all supporting Structures must be entirely on the property of the party erecting the fence and shall not encroach upon a Public Right-of-Way.

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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Rs/2no1827