

**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 **July 15, 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, **July 15, 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. 1828

OWNER: Eric Hess and Riley Stetson, 916 Country Club Dr., Pittsburgh, PA 15228

APPELLANT: Eric Hess and Riley Stetson, 916 Country Club Dr., Pittsburgh, PA 15228

LOCATION: 916 Country Club Dr., Pittsburgh, PA 15228

The applicant is seeking a variance for the proposed installation of a 4-1/2' high aluminum picket fence in the Front Yard along the un-opened Rock Springs Road. Resulting in a requested Front Yard variance of 10'. No fence shall be allowed in the Front Yard.

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.

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.

Street: includes a *Street*, avenue, boulevard, road, highway, freeway, parkway, lane, *Alley*, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether *Public* or *Private*.

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/2no1828