

MT. LEBANON ZONING HEARING BOARD
THURSDAY, OCTOBER 7, 2021, 7 p.m.

ZONING HEARING NOTICE TO PROPERTY OWNERS & INTERESTED PERSONS

MEETING LOCATION: Mt Lebanon Municipal Building, 710 Washington Rd, Pittsburgh, PA 15228 Commission Chambers

ZOOMLINK: <https://us02web.zoom.us/j/89703058504?pwd=dWFKdGxINmg3NFB3dIIKd2Y1aXFnZz09>

MEETING RECORDED: Yes

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 in person, by writing, Zoom or by representatives. If you have any questions regarding the following case, please feel free to contact the Inspections Office (412-343-3408), and we can assist you.

APPEAL NO. 1833

OWNER: Flash Point Partners, 1 Cedar Blvd Suite 100 Pittsburgh, PA 15228

APPELLANT: Matt Cramer, 523 Austin Ave, Pittsburgh, PA 15243

LOCATION: 1100 Washington Rd, Proposed Lot 2 in the Enclave at Bird Park Subdivision, Pittsburgh, PA 15228

The applicant is seeking an area variance for a proposed dwelling on Lot 2 of the proposed Enclave at Bird Park Subdivision from the maximum design areas allowed by the Municipal design standards for both the front façade and floor areas. Said variance is being sought for a 187% increase in the proposed façade area and a 232% increase of the proposed floor area of the proposed dwelling, whereas the ordinance sections only allow increases above the averages of 135% and 145% respectively.

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

705.1.1.1 Building Massing: The total square footage of the Primary Façade of the Dwelling Unit shall not exceed one hundred thirty-five percent (135%) of the average square footage of the facades facing the street of the Dwelling Units within two hundred (200) feet on the block frontage.

705.1.1.2 Floor Area Ratio.

705.1.1.2.1 Single-family Dwelling: The Floor Area of the proposed Single-family Dwelling Unit shall meet both the following: (i) it shall be not less than eighty percent (80%) of the average Floor Area of the Relevant Single-family Dwellings, and (ii) it shall not exceed the greater of: (a) one hundred forty-five percent (145%) of the average Floor Area of the Relevant Single-family Dwellings, or (b) the largest Floor Area of any of the Relevant Single-family Dwellings.

The property is zoned R-1 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.

Zoom participants: If you wish to comment during public comment agenda items, use the raise hand function. During the public comment agenda item, the chair will recognize you. When recognized, be sure to un-mute your line and announce your name and address for the record. Please Note, if you plan on testifying or offering evidence for or against said case, it is advised to attend in person.

MT. LEBANON, PENNSYLVANIA ZONING HEARING BOARD

Rs/2no1833