

**MT. LEBANON ZONING HEARING BOARD**  
**THURSDAY, NOVEMBER 4, 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/87372126611>

**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 (412-343-3468), and we can assist you.

**APPEAL NO. 1834**

**OWNER:** Jason Philips, 115 Seminole Drive, Pittsburgh, PA 15228

**APPELLANT:** Jason Philips, 115 Seminole Drive, Pittsburgh, PA 15228

**LOCATION:** 115 Seminole Drive, Pittsburgh, PA 15228

The applicant is seeking a variance to allow a storage shed that was moved into the Front Yard along Mohawk Drive from a compliant previously permitted location, without first securing a permit; to remain in the Front Yard. An accessory use, storage structure, is not authorized in any required yard.

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

803.1 Not Authorized in Required Yards. Accessory Uses or Structures shall not be erected, altered, enlarged, or maintained in required Yards, except as otherwise provided in this chapter.

1001 Certificates of Use, Occupancy and Compliance.

1001.1 Authority. No use of vacant land, other than agricultural use, shall be made, nor shall any Building or Structure hereafter constructed, erected, or structurally altered be occupied or used, nor shall any existing use of a Building, Structure or land be changed until a Certificate of Use, Occupancy and Compliance shall have been issued by the Zoning Officer.

The property is zoned R-1

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/2no1834