

**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. 1835

OWNERS: Bart & Jill Gates, 214 Main Entrance Drive, Pittsburgh, PA 15228

APPELLANTS: Bart & Jill Gates, 214 Main Entrance Drive, Pittsburgh, PA 15228

LOCATION: 214 Main Entrance Drive, Pittsburgh, PA 15228

The applicants are seeking a variance to allow the proposed construction of an attached covered patio into the required Side Yard approximately 2'. As an accessory structure attached to the principal structure, the total combined Side Yard offsets shall be no less than 15'. With the existing addition and the proposed construction, the combined Side Yard offset would result in an approximate total Side Yard of 13', whereas 15' is the required minimum.

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

202.5.3.1.2.1 Principal Use or Structure: two (2) Side Yards, totaling fifteen (15) feet, but in no case shall any Side Yard be less than five (5) feet.

202.5.3.1.2.2 Accessory Use or Structure: five (5) feet.

1402 Definitions.

Accessory Use or Structure: an Accessory Use or Structure is one that:

- Any Accessory Structure which becomes attached or connected physically to the Principal Building including but not limited to a porch, deck, veranda, or other appendage, shall from and after the time of such connection or attachment be considered to be a part of the Principal Building and not be considered to be an Accessory Structure.

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/2no1835