

MT. LEBANON ZONING HEARING BOARD
THURSDAY, MARCH 23, 2023 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/81514144110>

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, by representatives or emailing before noon on **March 23, 2023** to the Chief Inspector/Zoning Officer, Rodney Sarver at rsarver@mtlebanon.org. 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. 1851

OWNER: Patrick Walling, 214 Martin Ave, Pittsburgh, PA 15216

APPELLANT: Patrick Walling, 214 Martin Ave, Pittsburgh, PA 15216

LOCATION: 214 Martin Ave, Pittsburgh, PA 15216

The applicant is seeking a variance for a proposed encroachment of the minimum required five foot (5') side yard setback and the total minimum required fifteen foot (15') total combined side yard offsets, for a proposed attached rear porch/deck. Thereby seeking a variance for roughly a 4.5' minimum side yard offset and a combined total of 10' side yard offset for the proposed rear porch/deck construction.

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

205 R-4 Multi-Family-Mixed Residential District.

205.6 Area and Bulk Regulations. In the R-4 District, the following regulations shall be observed on each Lot and on each Lot upon which a Building or Structure is erected, altered, enlarged, or maintained:

205.6.3 Yard Requirements.

205.6.3.1 Residential Uses.

205.6.3.1.2 Side Yards, Required Width.

205.6.3.1.2.1 Single-family Attached Dwelling, Single-family Detached Dwelling or Two-family Dwelling and Accessory Structure: two (2) Side Yards totaling (15) feet, when measured from the Building to the property line, but in no case shall any Side Yard be less than (5) feet. For Single-family Attached Dwellings, there shall be no side yard required at the point of attachment between the dwellings.

1402 Definitions.

Accessory Use or Structure: (last)

- 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-4 Single Family Residential District

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.