

**AGENDA  
MT LEBANON ZONING HEARING BOARD  
THURSDAY NOVEMBER 30, 2023 7 p.m.**

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

**ZOOMLINK:** <https://us02web.zoom.us/j/88964719763>

**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 Thursday November 30, 2023** to the Chief Inspector/Zoning Officer, Rodney Sarver at [rsarver@mtlebanon.org](mailto: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. 1858**

**OWNER:** Frank and Amy Palermo, 2338 Golfview Drive, Pittsburgh, PA 15241

**APPELLANT:** Frank and Amy Palermo, 2338 Golfview Drive, Pittsburgh, PA 15241

**LOCATION** 260 Beverly Road, Pittsburgh, PA 15216

The applicant is seeking a variance to

The applicant is seeking a variance to install four (4) A/C condensing units within the required five foot (5') Side Yard. The Zoning Ordinance states the units shall not be less than five feet (5') from the Side Lot Line and adequately screened as outlined in Section 814 of said ordinance.

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX.

*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 ZONING HEARING BOARD  
THURSDAY, NOVEMBER 30, 2023 7 p.m.**

**ZONING HEARING NOTICE TO PROPERTY OWNERS & INTERESTED PERSONS**

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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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**APPELLANT:** Frank and Amy Palermo, 2338 Golfview Drive, Pittsburgh, PA 15241

**LOCATION** 260 Beverly Road, Pittsburgh, PA 15216

The applicant is seeking a variance to install four (4) A/C condensing units within the required five foot (5') Side Yard. The Zoning Ordinance states the units shall not be less than five feet (5') from the Side Lot Line and adequately screened as outlined in Section 814 of said ordinance.

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

§804 Air Conditioning Systems/Mechanical Equipment. Air conditioning systems shall be subject to the following additional requirements:

804.2 In all other Residential Districts, any outdoor installation constructed or placed on a Lot in connection with an air conditioning system designed to air condition all or part of a residence may be located in a Front Yard provided that it shall not be located more than five (5) feet in front of the Building Line or shall not be located less than five (5) feet from the Side Lot Line and adequately screened as outlined in §814. In a Side or Rear Yard, no less than five (5) feet from the side or Rear Lot Line.

The property is zoned R-5 Multi Family Multi Story District

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**MT. LEBANON, PENNSYLVANIA  
ZONING HEARING BOARD  
Rs/2no1858**