

AGENDA
MT LEBANON ZONING HEARING BOARD
THURSDAY JUNE 13, 2024 at 7:00 P.M.

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

ZOOMLINK: <https://us02web.zoom.us/j/87139600316>

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 June 13, 2024** 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. 1862

OWNER: Howard Thompson; 24 Iroquois Drive, Pittsburgh, PA 15228

APPELLANT: Howard Thompson; 24 Iroquois Drive, Pittsburgh, PA 15228

LOCATION: 24 Iroquois Drive, Pittsburgh, PA 15228

The Appellant is seeking a variance for illegally constructed decks to remain within the required minimum 5' side yard, and to be recognized as a Nonconforming Uses/Structures. Thereby seeking a variance from the definitions of Nonconforming Use and Structure, since the said decks were not lawfully in existence prior to the enactment of this chapter. The Appellant is requesting a variance to Ordinance No. 2636, Chapter XX. The property is zoned R-1 Single-Family Residential District

APPEAL NO. 1863

OWNER: Mt. Lebanon School District; 7 Horsman Drive, Pittsburgh, PA 15228

APPELLANT: Mt. Lebanon School District; 7 Horsman Drive, Pittsburgh, PA 15228

LOCATION: 7 Horsman Drive, Pittsburgh, PA 15228

The Appellant is seeking a variance for the proposed installation of a new LED Scoreboard with advertising capabilities, to be installed, and to interpret the proposed signage aspect as an internal sign. The Zoning Ordinance does not specifically address scoreboards as proposed. The appellant is requesting a variance to Ordinance No. 2636, Chapter XX. The property is zoned R-1 Single-Family Residential District

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, June 13, 2024, 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.

APPEAL NO. 1862

OWNER: Howard Thompson; 24 Iroquois Drive, Pittsburgh, PA 15228

APPELLANT: Howard Thompson; 24 Iroquois Drive, Pittsburgh, PA 15228

LOCATION: 24 Iroquois Drive, Pittsburgh, PA 15228

The Appellant is seeking a variance for illegally constructed decks to remain within the required minimum 5' side yard, and to be recognized as a Nonconforming Uses/Structures. Thereby, seeking a variance from the definitions of Nonconforming Use and Structure, since the said decks were not lawfully in existence prior to the enactment of this chapter.

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

§202 R-1 Single-Family Residential District.

202.5 Area and Bulk Regulations. In the R-1 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:

202.5.3 Yard Requirements.

202.5.3.1 Residential Uses.

202.5.3.1.2 Side Yards.

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.

§902 Nonconforming Use.

§903 Nonconforming Buildings or Structures.

§1005 Variance. The Zoning Hearing Board shall have the authority, in accordance with the procedures hereinafter established, to authorize Use, Area or other Variances within the Mt. Lebanon. The Variance

procedure is intended to provide a means by which relief may be granted only when no other applicable remedy, pursuant to other provisions of this Chapter, is available.

§1401 Word Usage and Interpretation. In the interpretation of this Chapter, the provisions and rules of this Chapter shall be observed and applied, except when the context clearly requires otherwise.

Nonconforming Building or Structure: a Structure or part of a Structure manifestly not designed to comply with the applicable Use or extent of Use provisions in this chapter or amendment heretofore or hereafter enacted, where such Structure lawfully existed prior to the enactment of this chapter or amendment or prior to the application of this chapter or amendment to its location by reason of annexation. Such Nonconforming Structures include, but are not limited to, Nonconforming Signs.

Nonconforming Use: a Use, whether of land or of Structure, which does not comply with the applicable Use provisions in this chapter or amendment heretofore or hereafter enacted, where such Use was lawfully in existence prior to the enactment of this chapter or amendment, or prior to the application of this chapter or amendment to its location by reason of annexation.

The property is zoned R-1 Single-Family Residential District

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MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD
RS/2no1862

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APPEAL NO. 1863

OWNER: Mt. Lebanon School District; 7 Horsman Drive, Pittsburgh, PA 15228

APPELLANT: Mt. Lebanon School District; 7 Horsman Drive, Pittsburgh, PA 15228

LOCATION: 7 Horsman Drive, Pittsburgh, PA 15228

The Appellant is seeking a variance for the proposed installation of a new LED Scoreboard with advertising capabilities, to be installed, and to interpret the proposed signage aspect as an internal sign. The Zoning Ordinance does not specifically address scoreboards as proposed.

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

§823 Sign Regulations.

823.3 General Provisions.

823.3.1 Conformance to Codes.

823.3.1.1 No sign shall be erected, moved, enlarged, replaced, illuminated, or altered except in accordance with the provisions of this ordinance and any other ordinances and/or regulations enacted by the Municipality. The completion of an application and the subsequent issuance of a permit by the Zoning Officer are required prior to any of these actions occurring.

823.5 Authorized Signs.

823.5.3.10 Internal Signs.

823.5.3.10.3 Presumption of Internal Sign. Signs located within ballparks, stadiums, and similar uses of a recreational or entertainment nature will be presumptively considered to be Internal Signs. A scoreboard is not considered to be an Internal Sign that would be subject to the requirements of this ordinance.

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