

AGENDA
MT. LEBANON ZONING HEARING BOARD
THURSDAY, October 31, 2024, 7 p.m.

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

ZOOMLINK: <https://us02web.zoom.us/j/88129819837>

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 October 31, 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. 1865](#)

OWNER: Beverly Partners 306, LLC; 306 Beverly Road, Pittsburgh, PA 15216

APPELLANT: Beverly Partners 306, LLC; 306 Beverly Road, Pittsburgh, PA 15216

LOCATION: 306 Beverly Road, Pittsburgh, PA 15216

The Appellant is challenging the Validity of the Zoning Ordinance Section 704.5.3, Non-Residential Building Standards, Prohibited Materials, which prohibits unpainted brick from being painted if originally designed to be unpainted. And as an alternative, if the Board is not inclined to grant the validity challenge, the Appellant request an Area Variance from said Section 704.5.3 to allow the exterior painting of the original unpainted brick of the building. The property is zoned C-1 Neighborhood Commercial 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.

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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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LOCATION: 306 Beverly Road, Pittsburgh, PA 15216

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The Appellant is requesting a validity challenge or a variance to Ordinance No. 2636, Chapter XX, and the following Sections:

§704 Non-Residential Building Standards.

704.5 Prohibited Materials.

704.5.3 In the C-1 and CBD Districts no unpainted masonry or brick materials may be painted if originally designed to be unpainted. This shall not include cement block construction.

§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.

1005.2 Area Variances. Area Variance shall mean the authorization by the Zoning Hearing Board for the use of land in a manner that is not permitted by regulations of this Chapter related to:

1005.2.5 Any Design Standard.

The property is zoned C-1 Neighborhood Commercial District

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MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD
RS/2no1865