

AGENDA
MT LEBANON ZONING HEARING BOARD
THURSDAY DECEMBER 18, 2025 7 p.m.

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

ZOOMLINK: <https://us02web.zoom.us/j/87616292140>

MEETING RECORDED: Yes

The following appeals are 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 December 18, 2025** 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, REMAND

**CASE HAS BEEN CONTINUED UNTIL FURTHER NOTICE,
AT THE REQUEST OF THE APPELLANT**

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

This Remand from the Court of Common Pleas of Allegheny County, back to the Zoning Hearing Board to make findings and credibility determinations with respect to (1) whether the deck structure was a lawful nonconforming use predating the prohibitory zoning regulation (based on interpretation of the 1940 Zoning Ordinance); and if so, (2) whether the lawful nonconforming use (the) deck has been “expanded, extended, or increased in size” necessitating a variance, or whether there has been a “repair, renovation” or “modernization” of a lawful nonconforming use under Section 903.5 of the Ordinance.

APPEAL NO. 1871

OWNER: Frederick T. & Linda A Episcopo; 466 Broadmoor Ave, Pittsburgh PA 15228

APPELLANT: Frederick T. & Linda A Episcopo; 466 Broadmoor Ave, Pittsburgh PA 15228

LOCATION: 466 Broadmoor Ave, Pittsburgh PA 15228

The appellants are seeking a variance to construct a proposed 36.70 Sq.Ft. entryway addition in front of the 30' Building Line as shown on the recorded plan and into the required Front Yard. Thereby seeking a variance of 3'8", or a Front Yard setback of 26'4".

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, December 18, 2025 @ 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, REMAND

**CASE HAS BEEN CONTINUED UNTIL FURTHER NOTICE,
AT THE REQUEST OF THE APPELLANT**

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

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The Appellant’s requested variance was denied and upheld by the Court and only this partial Remand, as listed above, to Ordinance No. 2636, Chapter XX, and the following sections:

§202 R-1 Single-Family Residential District.

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.

§903.5. Repairs, Renovation and Modernization of Nonconforming Buildings or Structures.

903.5.1. Repairs, renovations and modernization of Nonconforming Buildings or Structures, such as renewal or replacement of outer surfaces, windows, addition of soundproofing materials, air conditioning and repair or replacement of structural parts or members of the Building or Structure shall be permitted notwithstanding other provisions of this chapter.

903.5.2. On Nonconforming Buildings and Structures, enclosing a porch in a Required Side Yard shall be allowed, provided the Side Yard does not abut a Street and the enclosure does not result in any increase in the horizontal or vertical dimensions of the porch.

903.5.3. Such repairs, renovations or modernization are allowed provided they do not change or alter substantially the physical configuration of the Nonconforming Building or Structure or change its position on the ground.

903.5.4. No increase in the size of or area covered by the Nonconforming Use or area of the Use within the Building or Structure is allowed.

903.5.5. The areas of Nonconforming Use within a Building or Structure may be rearranged in connection with such repairs, renovation or modernization provided no Enlargement or expansion of the Nonconforming Use occurs.

And,

Zoning Ordinance No. 594 as Amended to July 8, 1940

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

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APPEAL NO. 1871

OWNER: Frederick T. & Linda A Episcopo; 466 Broadmoor Ave, Pittsburgh PA 15228

APPELLANT: Frederick T. & Linda A Episcopo; 466 Broadmoor Ave, Pittsburgh PA 15228

LOCATION: 466 Broadmoor Ave, Pittsburgh PA 15228

The appellants are seeking a variance to construct a proposed 36.70 Sq.Ft. entryway addition in front of the 30' Building Line as shown on the recorded plan and into the required Front Yard. Thereby seeking a variance of 3'8", or a Front Yard setback of 26'4".

The appellants are requesting a variance to Ordinance No. 2636, Chapter XX, and the following section:

§203 R-2 Single-family Residential District.

203.5 Area and Bulk Regulations. In the R-2 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:

203.5.3 Yard Requirements.

203.5.3.1 Residential Uses.

203.5.3.1.1 Front Yard.

203.5.3.1.1.1 Principal or Accessory Use or Structure: As shown on the Recorded Plat; if none is shown on the Recorded Plat, where a Lot is situated between two (2) Lots having on each a Principal Use, the Front Yard shall be the average of the Front Yards of the adjacent Principal Uses. If a Lot is situated between two (2) Lots that do not have a Principal Use and no Front Yard is shown on the Recorded Plat, the minimum Front Yard shall be thirty-five (35) feet.

The property is zoned R-2 Single Family Residential District.

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MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD
RS/2no1871