

AGENDA
MT. LEBANON ZONING HEARING BOARD
THURSDAY, December 26, 2024, 7 p.m.

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

ZOOMLINK: <https://us02web.zoom.us/j/81303671723>

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. 1866

OWNER: James & Alice Blazeck; 536 Overlook Drive, Pittsburgh PA 15216-1322

APPELLANT: James & Alice Blazeck; 536 Overlook Drive, Pittsburgh PA 15216-1322

LOCATION: 536 Overlook Drive, Pittsburgh PA 15216-1322

The Appellant is seeking a variance for constructing an addition to the right rear of an existing non-conforming structure thereby violating the minimum required fifteen foot (15') total combined side yard offset, for the proposed addition as well as expanding the dimensional non-conformity of the existing structure to a new area. A variance is sought for roughly a total combined side yard of ten feet one and one half of an inch (10'1-1/2"), whereas fifteen feet (15') is required.

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

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

203.5.3 Yard Requirements.

203.5.3.1 Residential Uses.

203.5.3.1.2 Side Yard.

203.5.3.1.2.1 Principal Use or Structure: two (2) Side Yards required, totaling fifteen (15) feet when measured from the Building to the property line, but in no case shall any Side Yard be less than five (5) feet.

§903 Nonconforming Buildings or Structures.

903.4 Expansion or Extension of Nonconforming Buildings or Structures.

903.4.1 A Nonconforming Building or Structure may not be expanded, extended, or increased in size in any manner except pursuant to a Variance obtained from the Zoning Hearing Board in accordance with applicable laws and ordinances and such reasonable conditions and safeguards as may be imposed by the Zoning Hearing Board.

903.4.2 For Dwellings, if the reason for the existing nonconformity consists only of a dimensional nonconformity of Required Yards, then expansion may occur without a Variance if such expansion, extension, or other increase in size in itself does not: (i) increase the dimensional nonconformity nor (ii) extend it into new area. In addition, the expansion must conform with all applicable ordinances and laws, provided that there shall not be a reduction of the total Side Yard requirement for new construction.

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

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MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD
RS/2no1866