

AGENDA
MT LEBANON ZONING HEARING BOARD
THURSDAY APRIL 9, 2026 7 p.m.

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

ZOOMLINK: <https://us02web.zoom.us/j/83724365855>

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 April 9, 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.

BOARD RE-ORGANIZATION

Welcome new members, and election of officers.

APPEAL NO. 1873

OWNER: Timothy Reidy, 717 Vallevista Avenue, Pittsburgh, PA 15234

APPELLANT: Timothy Reidy, 717 Vallevista Avenue, Pittsburgh, PA 15234

LOCATION: 717 Vallevista Avenue, Pittsburgh, PA 15234

The appellant is seeking a variance to construct a second story rear addition, extending further towards the rear than the existing one-story addition added in 2017 with Variance Case #1754, and an unenclosed one-story front porch, to which both will result in side yards less than 5 feet and a combined side yard of 11.4 feet, thereby less than 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.

MT. LEBANON ZONING HEARING BOARD
THURSDAY, APRIL 9, 2026, 7 p.m.

ZONING HEARING NOTICE TO PROPERTY OWNERS & INTERESTED PERSONS

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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 April 9, 2026**, 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.

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. 1873

OWNER: Timothy Reidy, 717 Vallevista Avenue, Pittsburgh, PA 15234

APPELLANT: Timothy Reidy, 717 Vallevista Avenue, Pittsburgh, PA 15234

LOCATION: 717 Vallevista Avenue, Pittsburgh, PA 15234

The appellant is seeking a variance to construct a second story rear addition, extending further towards the rear than the existing one-story addition added in 2017 with Variance Case #1754, and an unenclosed one-story front porch, to which both will result in side yards less than 5 feet and a combined side yard of less than 15 feet. The minimum side yard requested would be 4.4 feet and the total combined side yard of 11.4 feet, thereby less than required.

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.

903.4 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.

§1305 Unenclosed Porch Exceptions. An unenclosed porch, not more than one (1) Story or fourteen (14) feet in height, may be erected in the required Front and Rear Yard of properties situated in the R-1, R-2 and R-3 Districts, provided that it shall not extend more than ten (10) feet into a required Front or Rear Yard, or extend into the required Side Yard.

The property is zoned R-2 Multi-Family, Mixed Residential District.

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MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD
RS/2no1873