

**O F F I C I A L
MT. LEBANON,
PENNSYLVANIA**

The Zoning Hearing Board of Mt. Lebanon, Pennsylvania will hold a public hearing in the Commission Chambers of the Mt. Lebanon Municipal Building, 710 Washington Road on Thursday evening, May 16, 2024 at 7:00 p.m., (prevailing time). For additional virtual participation options, please see the ZHB agenda at www.mtlebanon.org

APPEAL NO. 1861

OWNER: Wesley J. & Nancy B. Smith; 380 Avon Drive, Pittsburgh, PA 15228

APPELLANT: Wesley Smith; 380 Avon Drive, Pittsburgh, PA 15228

LOCATION: 380 Avon Drive, Pittsburgh, PA 15228

The appellant is seeking a variance for the proposed encroachment into the existing compliant side yard, five foot seven inches (5'7"), thereby violating the total minimum required fifteen foot (15') total combined side yard offset, for a proposed elevator shaft addition. Thereby seeking a variance for roughly a total combined side yard of eleven feet seven and one eighth of an inch (11'7-1/8"), whereas fifteen feet (15') is required. 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.

The property is zoned R-1

Single-Family Residential

District

The 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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ZONING HEARING BOARD