

**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, June 13, 2024 at 7:00 p.m., (prevailing time). For additional virtual participation options, please see the ZHB agenda at www.mtlebanon.org

APPEAL NO. 1862

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

The Appellant is seeking a variance for illegally constructed decks to remain within the required minimum 5' side yard, and to be recognized as a Nonconforming Uses/Structures. Thereby seeking a variance from the definitions of Nonconforming Use and Structure, since the said decks were not lawfully in existence prior to the enactment of this chapter.

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

§202 R-1 Single-Family Residential District.

202.5.3.1.2 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.

§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.

§1401 Word Usage and Interpretation. In the interpretation of this Chapter, the provisions and rules of this Chapter shall be observed and applied, except when the context clearly requires otherwise. Nonconforming Building or Structure: a Structure or part of a Structure manifestly not designed to comply with the applicable Use or extent of Use provisions in this chapter or amendment heretofore or hereafter enacted, where such Structure lawfully existed prior to the enactment of this chapter or amendment or prior to the application of this chapter or amendment to its location by reason of annexation. Such Nonconforming Structures include, but are not limited to, Nonconforming

Signs. Nonconforming Use: a Use, whether of land or of Structure, which does not comply with the applicable Use provisions in this chapter or amendment heretofore or hereafter enacted, where such Use was lawfully in existence prior to the enactment of this chapter or amendment, or prior to the application of this chapter or amendment to its location by reason of annexation.

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.

MT. LEBANON,
PENNSYLVANIA

ZONING HEARING BOARD