

**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, October 31, 2024 at 7:00 p.m., (prevailing time). For additional virtual participation options, please see the ZHB agenda at www.mtlebanon.org

APPEAL NO. 1865

OWNER: Beverly Partners
306, LLC; 306 Beverly Road,
Pittsburgh, PA 15216

APPELLANT: Beverly Partners
306, LLC; 306 Beverly Road,
Pittsburgh, PA 15216

LOCATION: 306 Beverly Road,
Pittsburgh, PA 15216

The Appellant is challenging the Validity of the Zoning Ordinance Section 704.5.3, Non-Residential Building Standards, Prohibited Materials, which prohibits unpainted brick from being painted if originally designed to be unpainted. And as an alternative, if the Board is not inclined to grant the validity challenge, the Appellant request an Area Variance from said Section 704.5.3 to allow the exterior painting of the original unpainted brick of the building.

The Appellant is requesting a validity challenge or a variance to Ordinance No. 2636, Chapter XX, and the following Sections:

704.5.3 In the C-1 and CBD Districts no unpainted masonry or brick materials may be painted if originally designed to be unpainted. This shall not include cement block construction.

1005.2 Area Variances. Area Variance shall mean the authorization by the Zoning Hearing Board for the use of land in a manner that is not permitted by regulations of this Chapter related to:

1005.2.5 Any Design Standard. The property is zoned C-1 Neighborhood Commercial 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

MT. LEBANON,
PENNSYLVANIA
ZONING HEARING BOARD