

**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, February 20, 2025 at 7:00 p.m., (prevailing time). For additional virtual participation options, please see the ZHB agenda at www.mtlebanon.org

APPEAL NO. 1867

OWNER: Jeremy David; 148 Rock Haven Lane, Pittsburgh PA 15228

APPELLANT: Jeremy David; 148 Rock Haven Lane, Pittsburgh PA 15228

LOCATION: 148 Rock Haven Lane, Pittsburgh PA 15228

The Appellant is seeking a variance to erect 6' high black aluminum picket fencing in the Rear Yard, along Mt. Lebanon Boulevard, within the required 35' setback and portions thereof along the rear property line/Right-of-Way line. Thereby requesting a 32' variance, proposing the fencing 3' from said rear property line/Right-of-Way line. Whereas the Ordinance requires fences to be setback from the rear lot line on through lots, a distance equal to the front yard on the same lot. The front yard setback on this lot is 35' per the recorded plan. The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, and the following sections:

§808 Fences and Walls. The following requirements for fencing and walls apply to all districts in Mt. Lebanon:

808.3 Fence Location.

808.3.2 On Through-Lots, Fences may be located in the Rear Yard a distance from the Street Right-of-Way equal to the depth of the Front Yard on the same Lot.

The property is zoned R1 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