

**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, March 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. 1868

OWNER: Lindy & Jeff Becker,
37 Mt. Lebanon Blvd,
Pittsburgh PA 15228

APPELLANT: Lindy & Jeff
Becker, 37 Mt. Lebanon Blvd,
Pittsburgh PA 15228

LOCATION: 37 Mt. Lebanon
Blvd, Pittsburgh PA 15228

The Appellants are seeking a variance to construct a proposed rear addition, resulting in a 7.17' Western side yard, however the total proposed side yard would result in a combined side yard of only 12.17', whereas a total combined side yard is a minimum 15'. The existing rear 2020 addition has a 5' Eastern side yard setback.

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.

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.

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