

**MT LEBANON ZONING HEARING BOARD**  
**THURSDAY, JUNE 17, 2021 – 7:00 p.m.**  
*Meeting held virtually via Microsoft Teams*

The following appeals are listed for hearing at which time - as a property owner within 200 feet of the property in question or an interested person - you are invited to submit your view on the matter by emailing before noon on Thursday, June 17, 2021 to the Chief Inspector/Zoning Officer, Rodney Sarver at [rsarver@mtlebanon.org](mailto:rsarver@mtlebanon.org) who will then invite you to the virtual hearing. Please note, all comments will become part of the official transcript of the hearing.

**APPEAL NO. 1818**

**OWNER:** Joseph Brasacchio, 217 Vernon Dr, Pittsburgh, PA 15228

**APPELLANT:** Alice B. Mitinger, Dentons Cohen & Grigsby, P.C., 625 Liberty Ave, Pittsburgh, PA 15222

**LOCATION:** 217 Vernon Dr, Pittsburgh, PA 15228

Continued from April 22, 2021. The applicant filed "Appeals From Municipal Actions" for two violations notices; an accessory structure(trampoline) in a front yard **#24695 "Not Authorized in Required Yard"** & for a retaining wall constructed within the public right-of-way of Mayfair Drive **#24684 "Removal of Hazardous Condition or Nuisance"** in accordance with the provisions of the Mt. Lebanon Zoning Ordinance(Chapter XX), Grading Ordinance(Chapter VI) and Administrative Code(Chapter I) and the Pennsylvania Municipalities Planning Code(Act of 1968, P.L.805, No.247). And as an alternative to the above appeals, seeks an "Area Variance" to Ordinance No. 2636, Chapter XX.

**APPEAL NO. 1826**

**OWNER:** Joseph Timmerman, 139 Overlook Dr, Pittsburgh, PA 15216

**APPELLANT:** Joseph Timmerman, 139 Overlook Dr, Pittsburgh, PA 15216

**LOCATION:** 139 Overlook Dr, Pittsburgh, PA 15216

The applicant is seeking a variance for the installation of a six (6) foot high (5' shadowbox with 1' of lattice upon the top) fence in the *Front Yard*. The Building Line along Arden Road is 20' & shadowbox fencing is only allowed to a height of 4'. The proposed fence location in the *Front Yard* would result in a requested variance of 3.76' & a height variance of 1'. The appellant is requesting a variance to Ordinance No. 2636, Chapter XX.

**APPEAL NO. 1827**

**OWNER:** Brian Elkin, 797 Fruithurst Dr., Pittsburgh, PA 15228

**APPELLANT:** Brian Elkin, 797 Fruithurst Dr., Pittsburgh, PA 15228

**LOCATION:** 797 Fruithurst Dr., Pittsburgh, PA 15228

The applicant is seeking a variance for the proposed installation of a 44" high shadowbox fence in the front yard as well as into the Right-of-Way of Sleepy Hollow Road. Resulting in a requested Front Yard variance of 10'. No structures shall be built within the Public Right-of-Way. The appellant is requesting a variance to Ordinance No. 2636, Chapter XX.