

**AGENDA**  
**MT LEBANON ZONING HEARING BOARD**  
**THURSDAY MAY 19, 2022, 7 p.m.**

**MEETING LOCATION:** Mt Lebanon Municipal Building, 710 Washington Rd, Pittsburgh, PA 15228  
Commission Chambers

**ZOOMLINK:** <https://us02web.zoom.us/j/84764217966>

**MEETING RECORDED:** Yes

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 in person, by writing, Zoom, by representatives or emailing before noon on **Thursday, May 19, 2022** to the Chief Inspector/Zoning Officer, Rodney Sarver at [rsarver@mtlebanon.org](mailto:rsarver@mtlebanon.org). If you have any questions regarding the following case, please feel free to contact the Inspections Office (412-343-3468), and we can assist you.

**[APPEAL NO. 1841](#)**

**OWNER:** Emmaus Community of Pittsburgh, 2821 Sarah Street, Pittsburgh, PA 15203

**APPELLANT:** Emmaus Community of Pittsburgh, 2821 Sarah Street, Pittsburgh, PA 15203

**LOCATION:** 1348 Sylvandell Drive, Pittsburgh, PA 15243

The applicant is seeking a variance to extend a non-conforming side yard landing towards the rear of the dwelling for access to a proposed rear deck. The proposed walkway/deck would be 2'3" from the side property line and would extend 5'10" to the rear of the property into a new area. Whereas 5' is the minimum side yard offset. The appellant is requesting a variance to Ordinance No. 2636, Chapter XX.

**[APPEAL NO. 1842](#)**

**OWNER:** Teodori Properties LP, PO Box 917, McMurray, PA 15317

**APPELLANT:** Joseph Teodori, 115 Academy Ave, Pittsburgh, PA 15228

**LOCATION:** 540 Lansdale Place, Pittsburgh, PA 15228

The applicant is seeking a variance to reconstruct a demolished non-conforming detached two car garage with a new larger detached two car garage 2' from the rear property line. Whereas the past non-conforming garage was 3.4' from the rear property line. The minimum rear yard offset for accessory structures is 10' by Ordinance. The appellant is requesting a variance to Ordinance No. 2636, Chapter XX.

**[APPEAL NO. 1843](#)**

**OWNER:** Thomas Todd, 116 Crescent Drive, Pittsburgh, PA 15228

**APPELLANT:** Thomas Todd, 116 Crescent Drive, Pittsburgh, PA 15228

**LOCATION:** 116 Crescent Drive, Pittsburgh, PA 15228

The applicant is seeking a variance to erect fencing in the Rear Yard, along Beadling Road, within the required 40' setback and portions thereof along the 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 40' per the recorded plan. The appellant is requesting a variance to Ordinance No. 2636, Chapter XX.

*Zoom participants: If you wish to comment during public comment agenda items, use the raise hand function. During the public comment agenda item, the chair will recognize you. When recognized, be sure to un-mute your line and announce your name and address for the record. Please Note, if you plan on testifying or offering evidence for or against said case, it is advised to attend in person.*