

PUBLIC NOTICE
ZONING HEARING BOARD OF FOREST HILLS

The Forest Hills Borough Zoning Hearing Board will hold a special meeting on Monday, December 19, 2016 at 7:00 p.m., in Council Chambers at the Forest Hills Borough Building, 2071 Ardmore Boulevard, Pittsburgh, PA 15221. The purpose of this special meeting is to consider and hold public hearings on the following applications filed by Pitt RE, LLC related to the construction of a restaurant and related appurtenances on property located at 2065 Ardmore Boulevard in the Borough's S-1 Special District, and the subject of a current pending rezoning request to change the zoning district designation to B-1 Business District, currently designated as Allegheny County Block/Lot No. 300-H-65 (the "Subject Property"):

- 1) An application requesting a variance from the minimum parking space requirements of Section 27-701.A of Chapter 27 of the Forest Hills Code of Ordinances, Zoning, as amended, (the "Zoning Ordinance") to permit a reduction in the minimum parking spaces required for restaurants.
- 2) An application requesting a variance from the 15-foot required front and rear yard setback requirements of Sections 27-305, 27-1002 and Table 27-2 of the Zoning Ordinance to permit the construction of a retaining wall along the northeast and northwest lot lines of the Subject Property.
- 3) An application requesting special exception approval pursuant to Section 27-1002.A of the Zoning Ordinance to permit the construction of a retaining wall less than 3 feet from the Subject Property's northwest, front lot line.

At the conclusion of the public hearings, the Zoning Hearing Board may take action on the applications. The public is invited to attend and participate in the special meeting and public hearings. Copies of the subject applications are available for inspection at the office of the Borough Manager, 2071 Ardmore Boulevard, Pittsburgh, PA 15221 and may be examined by members of the public during the hours of 9:00 a.m. to 3:00 p.m., Monday, Tuesday and Thursday or 9:00 a.m. to 7:00 p.m. on Wednesday or 9:00 a.m. to 1:00 p.m. on Friday.

Notice to be advertised/Proof of Publication: December 1, 2016 and December 8, 2016.