



PERMIT PROCEDURE FOR **PATIOS (RESIDENTIAL)**

New, replacing, modifying or relocating requires a permit

Before applying for a permit please read and submit all the following items for review:

- ❑ **Zoning permit application** (filled out in its entirety)
- ❑ **Two (2) copies of a current to-scale property survey** — showing property lines, yard offset dimensions, rights-of-way and all applicable accessory structures. Survey shall have the surveyor's name and seal. A typical to-scale property survey is on 8½"x14" (legal size) paper. Photos or distorted surveys will not be accepted. The patio (new, replaced, or modified) should be sketched or highlighted accurately on the survey to determine compliance.
- ❑ **Two (2) copies of INFORMATION, DETAILS AND DRAWINGS to determine compliance:**
 - A drawing of the patio shall be provided to show what is proposed and where on the property the patio is located.
 - All drawings should be clear and easy to read. Drawings should contain dimensions showing accurate size and relation to the dwelling and property lines.
 - Patios must maintain a minimum 5-foot setback from all side and rear property lines.
 - No patio is allowed in the front yard unless it is part of an unenclosed porch which may extend up to 10 feet into the front yard.
 - Any patio that results in an increase of impervious surface greater than 500 square feet requires stormwater management that shall comply with Mt Lebanon stormwater management ordinance.
 - If the patio contains stairs or retaining walls, additional permits may be necessary. Please refer to those permit requirements for additional information.



Visit www.mtlebanon.org for more information

**INCOMPLETE OR PARTIALLY COMPLETE APPLICATIONS WILL NOT BE
ACCEPTED FOR PROCESSING**

ZONING PERMIT APPLICATION

MT LEBANON INSPECTION OFFICE
710 Washington Road
Pittsburgh, PA 15228
412-343-3408

PERMIT # _____

This section to be completed by the Inspection Office

Zoning Hearing _____ Zoning District _____ Allegheny County Parcel # _____

Applications completely filled-out & with the required supporting documents will be processed in the order they are received.

Project Site	Address _____
Owner of the Property	Name _____ Address _____ ZIP _____ Phone _____ Email _____
Contractor Information	Name _____ Address _____ ZIP _____ Contact Person _____ Phone _____ Email _____
Describe Project	_____ _____ _____ Total Square Feet (proposed construction only) _____ ESTIMATED COST OF PROJECT: IF PROJECT REQUIRES MORE THAN ONE APPLICATION, EACH APPLICATION MUST HAVE ITS OWN ESTIMATED COST. \$ _____
<p>I hereby agree to be bound by the provisions of the ordinances, specifications, regulations and restrictions as may be imposed by Mt. Lebanon regarding this application. I verify that the statements made in this application are true and correct. I understand that any false statements herein are made subject to the criminal penalties of 18 Pa. C. S. Â§4904, relating to unsworn falsification to authorities.</p> <p>APPLICATION MUST BE SIGNED</p> <p>Property Owner or Representative _____ Date _____</p>	
<p>THIS SECTION TO BE COMPLETED BY THE INSPECTION OFFICE. Plans, specifications and survey for the above application have been examined and I hereby certify that they comply in every particular with the Ordinances of Mt. Lebanon, PA and approve the issuing of this permit for the same, after paying the required fee.</p> <p>FEE: \$ _____</p> <p>Building Inspector's Signature _____ Date Approved _____</p>	