

**OFFICIAL
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, April 5, 2012 at 7:30 p.m., (prevailing time).

APPEAL NO. 1679

OWNER: Dormac Associates
3700 S. Water Street
Suite 100
Pittsburgh, PA 15203

APPELLANT: Israil Aliyer & Lelya Akhmetora
1689 McFarland Road
Pittsburgh, PA 15216

LOCATION: 1689 McFarland Road
Pittsburgh, PA 15216

The appellant is requesting a variance as provide for in Ordinance No. 2636, Chapter XX, to the following Zoning Code sections: §823 Sign Regulations. 823.3.5 Signs in Rights-of-Way. No signs, except official traffic signs of the Municipality, county or state, on Streets within their respective jurisdiction, shall be erected within two (2) feet of any Street, or within any Public Right-of-Way unless otherwise provided herein. All signs located on properties adjacent to Public rights of way shall allow adequate clearance for motor Vehicles and pedestrians. Signs, architectural projections, or sign Structures projecting over Streets must be at a minimum, seventeen (17) feet, six (6) inches above the Finished Grade. Any signs over pedestrian access areas must be at least seven (7) feet above the Finished Grade.

823.5.3 Authorized signs in the C-1, C-2 and CBD Districts and all Commercial Uses in Transition Areas, Planned Residential Developments and Planned Mixed Use Developments are as follows: 823.5.3.3 Freestanding Signs which shall conform with the following standards: 823.5.3.3.1 When a Building is set back from its Front Lot Line by a distance greater than ten (10) feet, one (1) freestanding sign not exceeding fifty (50) square feet in area may be installed by such business a minimum of ten (10) feet behind the Front Lot Line provided the Lot has a minimum frontage of one hundred (100) feet.

823.5.3.3.2 Post and Panel Signs shall have a maximum height of twelve (12) feet, and a maximum Sign Area of fifty (50) square feet.

The appellant is requesting an additional sign panel be installed at the site. the existing sign was granted by a variance #1472 June 28, 2001.

The property is zoned C-2 Commercial 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.