

ZONING HEARING BOARD
MT. LEBANON, PENNSYLVANIA

ZONING HEARING NOTICE TO PROPERTY OWNERS & INTERESTED PERSONS

Mt. Lebanon, Pennsylvania wishes to advise that the Zoning Hearing Board will conduct a public hearing in the Commission Chambers of the Mt. Lebanon Municipal Building, 710 Washington Road, on Thursday evening March 7, 2013 at 7:30 p.m. (prevailing time).

The following appeal is 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, or by representatives.

APPEAL NO. 1689

OWNER: Ross Development Co.
5989 Penn Circle South
Pittsburgh, PA 15206-3828

APPELLANT: Brian Siddall
AutoZone Store Development
123 South Front Street
Memphis, TN 38103

LOCATION: 3306 West Liberty Avenue/220 Washington Road
Pittsburgh, PA 15216

The appellant is requesting a variance, as provide for in Ordinance No. 2636, Chapter XX, for the following Zoning Code sections:

- 823.5.3.2 Building Signs which shall conform with the following standards:
- 823.5.3.2.1 The maximum letter, number or symbol area of the sign shall be sixty percent (60%) of the total Sign Area.
- 823.5.3.2.2 The maximum height of a letter, symbol or number shall be eighteen (18) inches.
- 823.5.3.2.3 The maximum total number and area of such signs shall be calculated as follows:
- 823.5.3.2.3.1 For each first floor storefront having a display window facing a Street and having access to that Street, a maximum of one (1) square foot of Sign Area shall be permitted on the front facade for each linear foot of interior width of such storefront, provided that no sign shall exceed fifty (50) square feet in area.
- 823.5.3.2.3.4 The maximum total Sign Area for a Commercial Use having a second facade abutting a second Street and pedestrian access directly from that second Street shall be one-half (½) square foot of Sign Area for each linear foot of interior width of such facade, provided that no such sign shall exceed thirty (30) square feet in Sign Area.
- 823.5.3.2.3.6.4 One (1) freestanding sign with up to six (6) tenant sign panels shall be permitted at each Driveway intersection with an Arterial or Collector Street. The maximum height of each freestanding sign shall be fifteen (15) feet and the total Sign Area of each sign shall not exceed eighty (80) square feet. The free-standing sign shall be set back from the Street Right-of-Way a mini-mum of ten (10) feet. Each freestanding sign shall be similar in appearance to other freestanding signs for the same retail mall and may be illuminated.

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 these variances to permit the installation of two [2] Building Façade Signs of 67 square feet each and one [1] Freestanding Sign 73 square feet and 25 feet high.

The property is zoned C-2 Community 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.

MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD

Jb/2no1689

Michele Galati
Chairman