

**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 June 27, 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. 1694

OWNER: Marfred Realty
311 Cheswick Lane
Richmond, VA 23229

APPELLANT: The Fresh Market
628 Green Valley Road
Greensboro, NC 27408

LOCATION: 1551 Connor Road
Pittsburgh, PA 15234

The appellants are 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.
§823.5.3.2.3.1 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.

The applicant is requesting these variances for the installation of (1) one new sign with letters that are 22” inches in height with a length of 28’4” for a total area of 51 square feet. And a second sign with letters 22” inches in height with a length of 23’3” for a total area of 42 square feet.

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**

Quintin Kittle
Chairman