

**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 October 17, 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. 1699

OWNER: Dr. Nenad Janicijevic
1691 Washington Road
Pittsburgh, Pennsylvania 15228

APPELLANT: Shamrock Signs/Don Brewer
535 Forest Drive
Pittsburgh, Pennsylvania 15106

LOCATION: 1691 Washington Road
Pittsburgh, Pennsylvania 15228

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, and the following 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.

§823.5.3.2.3.5 No Building wall shall be used for the display of advertising, unless the sign message pertains to a use carried on within such Building. No Building Sign shall be authorized on a facade that does not face a Street.

§905 Nonconforming Sign. §905.1 Subject to the limitations and termination provisions hereinafter set forth, any lawfully existing Nonconforming Sign may be continued so long as it otherwise remains lawful after the effective date of this Chapter:

§905.1.1 Alteration or Moving. A Nonconforming Sign of any type shall not be moved to another position or location upon the Building, Structure or Lot on which it is located, nor shall the size or area of such Nonconforming Sign be changed or its Structure or construction changed.

§905.1.2 Damage, Destruction or Replacement. Whenever any Nonconforming Sign has been damaged or destroyed by any means to the extent of fifty percent (50%) of its market value at the time of destruction or damage, such Sign shall not be restored or replaced, unless it conforms to all provisions of this ordinance.

The applicant is also requesting the Board to consider section 910.2 Unique Physical Conditions; of the Pennsylvania Municipalities Planning Code and feels this to be applicable in this instance.

The applicant is requesting these variances to install one replacement sign and one new sign. The front façade sign [replacement] will have letters 24 inches in height. The second sign will perpendicular to and not facing Washington Road.

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