

**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 February 5, 2015 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. 1714**

**OWNER:** 607 Washington Road, LLC  
607 Washington Road  
Pittsburgh, Pennsylvania 15228

**APPELLANT:** 607 Washington Road, LLC  
607 Washington Road  
Pittsburgh, Pennsylvania 15228

**LOCATION:** 607 Washington Road  
Pittsburgh, Pennsylvania 15228

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

§823 Sign Regulations.

§823.1 Purpose. The purpose of this Section is to provide standards for the regulations of the height, size, location and appearance of Signs to:

§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:

§823.5.3.2 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.

§823.5.3.2.3.2 For each one (1) or two (2) Story Building occupied by one (1) or more Commercial Uses, one sign shall be permitted which identifies the name and location of each such Commercial Use not displaying a Building Sign. The maximum total area for such sign shall not exceed four (4) square feet.

§823.5.3.2.3.3 For each Building that is three (3) stories or more in height and occupied by one or more Commercial Uses, one (1) sign shall be permitted that identifies the names and locations of all such Commercial Uses. That sign shall not exceed fifty (50) square feet.

§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 variances for the erection of (4) four signs each (50) fifty square feet in area. One sign on the North side of the building and three signs on the South side of the building.

The property is zoned CBD 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**

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