

**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 April 30, 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. 1718**

**OWNER:** Bower Hill Development Company  
1150 Bower Hill Road  
Pittsburgh, Pennsylvania 15243

**APPELLANT:** Bower Hill Mt. Lebanon Company  
1150 Bower Hill Road  
Pittsburgh, Pennsylvania 15243

**LOCATION:** 1150 Bower Hill Road  
Pittsburgh, Pennsylvania 15243

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

§823.1.5 Reduce hazards to motorists and pedestrians.

§823.1.6 Protect the public health, safety and general welfare.

§823.2.6 One (1) prominently displayed Building Address Sign that is pedestrian and automobile-oriented.

§823.2.14 One Bulletin Board Sign for a Place of Worship or Public and Semi-Public Uses where such sign meets the requirements of an Accessory Use, has no more than two sides, where any side contains no more than twenty (20) square feet for the message display area and no more than twelve (12) square feet for permanent facility identification, and is set back ten (10) feet from any Lot Line. Such a sign may be illuminated in accordance with §823.3.3 of this Chapter. If such sign is electronic, it must meet the definition of a Programmable Electronic Sign.

§823.5.2.3 One Single-Face Free Standing Sign for any Building in the R-6 district not exceeding twenty-five (25) square feet.

§823.6.4 In computing the area of a double face sign, only one (1) side shall be considered, provided both faces are identical and are not more than thirty-six (36) inches apart. If the interior angle formed by both faces of a Double-faced Sign is greater than forty-five (45) degrees, both sides of the sign shall be considered in computing the Sign Area.

The appellant is requesting variances to these sections to permit the erection of a (2) two sided free standing sign 40 square feet in area.

The property is zoned R-6 Multi-family, Multi-Story 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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