

**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 November 9, 2017 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. 1770

OWNER: Mt Lebanon Evangelical Presbyterian Church
255 Washington Road
Pittsburgh, Pennsylvania 15216

APPELLANT: Mt Lebanon Evangelical Presbyterian Church
255 Washington Road
Pittsburgh, Pennsylvania 15216

LOCATION: 255 Washington Road
Pittsburgh, Pennsylvania 15216

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, and the following sections: §823 Sign Regulations. §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.

§823.3.3.2 Except as otherwise provided in this Chapter, no signs other than those located in a Commercial District may be illuminated internally or by directed or reflected light, provided that the source of light is not visible and does not directly illuminate any adjoining Premises, and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights. Such lighting shall not be directed towards a residential zoning district or residential Building or be located less than one hundred (100) feet from the boundary line of any residential zoning district.

Definition: Programmable Electronic Sign is a sign that conforms to the following:

- A. Each sign shall not display animated messages, including flashing, blinking, fading, rolling, shading, dissolving, or any other effect that gives the appearance of movement.
- B. Each sign shall not include any audio message.
- C. Each sign message shall not be displayed for a period of time less than forty-five (45) seconds.
- D. Transition from one message to another message shall appear instantaneous as perceived by the human eye.
- E. Each sign message shall be complete in itself and shall not continue on a subsequent sign message.
- F. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light.

G. Programmable electronic signs shall be located in a manner that the Zoning Officer determines based on reasonable evidence will not adversely interfere with the visibility or functioning of traffic signals and traffic signage, taking into consideration the physical elements of the sign and the surrounding area, such as information and analyzing physical obstruction issues, line of sight issues, brightness issues and visual obstruction or impairment issues, but not including the message content on the sign.

H. Programmable electronic signs may display only (i) on-site messages or (ii) Community Special Event messages if the sign owner is a sponsor or co-sponsor of the special event.

I. Programmable electronic signs shall not be illuminated between the hours of 10 PM and 6 AM.

§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.

§905.1.3 Discontinuance. If use of a Nonconforming Sign is discontinued for a continuous period of more than one (1) year, then such Nonconforming Sign together with its panel cabinet, supports, braces, anchors, and electrical equipment shall be removed within fourteen (14) days from the end of the aforesaid one (1) year period and the use of such Sign shall not be resumed except in accordance with the provisions of this Chapter.

The applicant is requesting this variance for the installation of an additional sign on the property.

The property is zoned R-2 Single Family Residential 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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