

**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 December 7, 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. 1771**

**OWNER:** St. Clair Memorial Hospital 1000 Bower Hill Road Pittsburgh, PA 15243

**APPELLANT:** St. Clair Memorial Hospital 1000 Bower Hill Road Pittsburgh, PA 15243

**LOCATION:** 1000 Bower Hill Road Pittsburgh, PA 15243

The appellant is requesting three variances to facilitate the construction of a new outpatient care building on its campus. The proposed project is located within Mt. Lebanon and Scott Township. The applicant has had a preliminary discussion with municipal officials and it was determined that there were certain aspects of the project that need to first be approved for variances before they can submit their land development application for this project for further review and approval.

Mt. Lebanon Municipality has enacted Ordinance 3290 on June 30, 2017, which updated certain provisions in Chapter XX Zoning. Due to this enactment, certain sections of the current zoning ordinance were renumbered. However, the Municipal Code of Ordinances have not yet been codified. This ad reflects the new numbering of Chapter XX Zoning.

§203.5.4 Building Height. §203.5.4.2 Non-Residential Uses and Conditional Uses §203.5.4.2.1 Maximum Building Height — Principal Use or Structure: forty-five (45) feet.

§817 Off-Street Parking. §817.7.5 Parking Design Standards. The following minimum standards shall apply to the width and length of required Parking Spaces.

§817.7.5.1 Parking Areas shall be located and designed in accordance with Diagrams 8 through 15, 21 & 29 in Part 17.

§817.7.5.4 Line markings shall be provided to separate parking stalls. Double loaded stalls shall include three (3) inch wide lines separated by twelve (12) to fifteen (15) inches and placed in accordance with Diagrams 10 through 15 in Part 17.

§817.7.5.6 The following face of stall to face of stall width requirements shall apply to Parking Area:

§817.7.5.6.1 Perpendicular or Ninety (90) Degree Double-Loaded Parking. In accordance with Diagrams 10 and 11, in Part 17, Vehicles shall be free to overhang the face of the stall; width from the face of stall to face of stall shall be fifty-six (56) feet minimum. The area behind face of stall shall be clear of Structures, earth mounding or Slopes, trees or Hedges for a minimum distance of four (4) feet.

§823.5 Authorized Signs.

§823.5.1 Authorized signs in R-1, R-2, R-3, R-4 and R-5 Districts and residential Uses in Transitional Areas and Planned Residential Developments are as follows:

§823.5.1.2 Instructional or Directional Sign, not exceeding twelve (12) square feet in area only for Uses authorized as Conditional Uses or Special Exceptions.

§823.5.1.3 For Conditional Uses only, one Free Standing Sign not exceeding twelve (12) square feet in area.

The appellant is requesting a height variance to 55 feet, a parking design variance to permit the 90° parking double-loaded 9ft. X 18ft. stalls without the overhang space between them, and two building mounted signs of 120 square feet each.

The property is zoned R-2 Single Family Residential District and the hospital is a conditional use within this 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**  
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