

**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 26, 2018 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. 1775**

**OWNER:** Stefalex, LLC 124 Oakhurst Drive McMurray, PA 15317

**APPELLANT:** Stefalex, LLC 124 Oakhurst Drive McMurray, PA 15317

**LOCATION:** 528 Washington Rd Pittsburgh, PA 15228

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

§823 Sign Regulations

§823.5.3.3 *Freestanding Signs* which shall conform with the following standards.

§823.5.3.3.1 When a *Building* is set back from its *Front Lot Line* by a distance greater than ten (10) feet, One (1) *Freestanding Sign* not exceeding fifty (50) square feet in the area may be installed by such business a minimum of ten (10) feet behind the *Front Lot Line* provided the *Lot* has minimum frontage of one hundred (100) feet.

The appellant is requesting a variance for an erection of a new 36 square foot *Freestanding Pylon Sign* that will encroach 10 feet into the required 10-foot setback. The *Lot* also does not have the required minimum frontage of 100 feet to be eligible for a *Freestanding Sign*. The site plan provided indicates a dimension of (40”) forty feet of frontage along Washington Road. The applicant has also submitted a proposed Alternate 1 Option 1 for a 33 square foot Freestanding Pylon Sign, a proposed Alternate Option 2 for a 30 square foot Freestanding Pylon Sign and a proposed Alternate Option 3 for a 30 square foot Freestanding Pole Sign.

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.

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