**AGENDA**
**MT LEBANON ZONING HEARING BOARD**
**THURSDAY NOVEMBER 19, 2026, 7 p.m.**

**MEETING LOCATION:** Mt Lebanon Municipal Building, 710 Washington Rd, Pittsburgh, PA 15228 Commission Chambers
**ZOOMLINK:** **https://us02web.zoom.us/j/85388360397**

**MEETING RECORDED:** Yes

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, Zoom, by representatives or emailing before noon on **Thursday November 19, 2026** to the Chief Inspector/Zoning Officer, Rodney Sarver at rsarver@mtlebanon.org. If you have any questions regarding the following case, please feel free to contact the Inspections Office (412-343-3468), and we can assist you.

**APPEAL NO. 1875**
**OWNER**: Bowlero Corp; 7313 Bell Creek Rd, Mechanicsville, VA 23111
**APPELLANT**: Shamrock Building Service; 535 Forest Ave, Carnegie, PA 15106
**LOCATION**: 1601 Washington Road, Pittsburgh, PA 15228; 319-D-010

The appellant is seeking a variance to install a new wall sign on the North facade of the existing building that does not abut or face a street. Per Section 823.5.3.2.3.5 of the Zoning Ordinance, No Building Sign shall be authorized on a façade that does not face a Street.

*Zoom participants: If you wish to comment during public comment agenda items, use the raise hand function. During the public comment agenda item, the chair will recognize you. When recognized, be sure to un-mute your line and announce your name and address for the record. Please Note, if you plan on testifying or offering evidence for or against said case, it is advised to attend in person.*

**MT. LEBANON ZONING HEARING BOARD**
**THURSDAY, NOVEMBER 19, 2026, 7 p.m.**

## ZONING HEARING NOTICE TO PROPERTY OWNERS & INTERESTED PERSONS

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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, Zoom, by representatives or emailing **before noon on November 19, 2026,** to the Chief Inspector/Zoning Officer, Rodney Sarver at rsarver@mtlebanon.org. If you have any questions regarding the following case, please feel free to contact the Inspections Office (412-343-3468), and we can assist you.

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.

**APPEAL NO. 1875**
**OWNER**: Bowlero Corp; 7313 Bell Creek Rd, Mechanicsville, VA 2311
**APPELLANT**: Shamrock Building Service; 535 Forest Ave, Carnegie, PA 15106
**LOCATION**: 1601 Washington Road, Pittsburgh, PA 15228; 319-D-010

The appellant is seeking a variance to install a new wall sign on the North facade of the existing building that does not abut or face a street. Per Section 823.5.3.2.3.5 of the Zoning Ordinance, No Building Sign shall be authorized on a façade that does not face a Street.

823.5.3.2.3. The maximum total number and area of such signs shall be calculated as follows:

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 square foot of Sign Area for each linear foot of interior width of such facade, provided that no such sign shall exceed 30 square feet in Sign Area.

823.5.3.2.3.5. No Building wall shall be used for the display of advertising, unless the sign message pertains to a use carried on within such Building. No Building Sign shall be authorized on a facade that does not face a Street.

The proposed sign will meet the maximum letter and symbol height, as well as the maximum area, if the said wall sign was on a façade that abutted and faced a second street. Although the proposed sign would be visible from Washington Road when traveling South, the said wall is perpendicular to Washington Road, and it does not abut Conner Road.

The property is zoned C-2 Community Commercial District

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**MT. LEBANON, PENNSYLVANIA**
**ZONING HEARING BOARD**
RS/2no1875