

**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 July 18, 2019 at 7:00 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. 1798

OWNER: Allegheny County Housing Authority 625 Stanwix Street Suite 1200 Pittsburgh, PA 15222

APPELLANT: Senior Apartments of Mt. Lebanon 2903 Midland Avenue Pittsburgh. PA 15226

LOCATION: 2903 Midland Avenue Pittsburgh. PA 15226

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

§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:

§823.5.1.1 One Building Sign not exceeding two (2) square feet in area, identifying a Home Occupation, mounted on a Dwelling parallel to the wall to which it is attached.

§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.

§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 the variance to install a freestanding monument style sign near the intersection of Midland Avenue and McNeilly Road. The R-4 zoning district does not allow for freestanding signs for commercial uses that are not "Conditional Uses". The proposed sign is "L" shaped with the front faces at 90°. Each side is 11.66 square feet in area for a total of 23.33 square feet.

The property is zoned R-4 Multi-Family, Mixed Residential 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.

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