



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE:

3. SITE INFORMATION

Development Address: 600 River Ave

Parcel ID(s)/Lot-and-Block Number(s): 9-E-102

Project Description: 4015Q. FT. WALL MOUNTED BUSINESS ID SIGN

3. CONTACT INFORMATION

Applicant Name: Richard Hirsch

Applicant Contact (phone and email): 412-281-3538

B. ZBA HEARING INFORMATION

Zone Case #56. of 2020

Date of Hearing: July 16, 2020

Time of Hearing: 9:10am

Zoning Designation: RIV-NS

Neighborhood: North Shore

Zoning Specialist: Svetlana Ipatova

C. ZBA REQUESTS

Type of Request: Variance

Code Section: 919.01.E.6

Description: signs that extend above the roofline or parapet wall not allowed

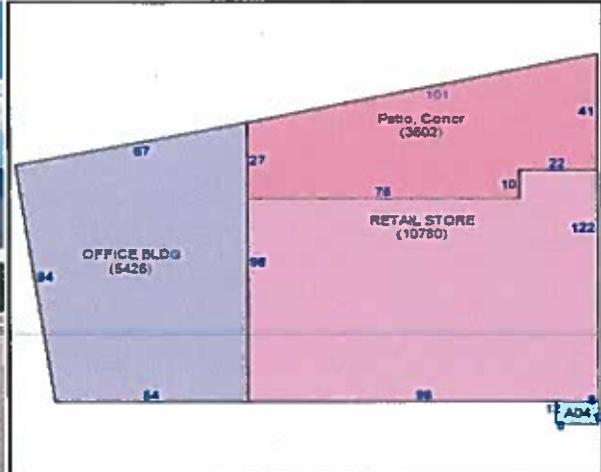
Type of Request: Variance

Code Section: 921.03F

Description: nonconforming sign may not be replaced by another nonconforming sign

Parcel ID : 0009-E-00102-0000-00
Property Address : 600 RIVER AVE
PITTSBURGH, PA 15212

Municipality : 123 23rd Ward - PITTSBURGH
Owner Name : PBH1 LLC



Re: DCP-ZDR-2020-00686: 600 RIVER AVE

O'Hara, Laekin <laekin.ohara@pittsburghpa.gov>

Thu 2/6/2020 3:04 PM

To: signs@tsrepro.com <signs@tsrepro.com>

Cc: Layman, Corey <corey.layman@pittsburghpa.gov>; Ipatova, Svetlana <svetlana.ipatova@pittsburghpa.gov>

Hello Richard,

The Wounded Warrior Project logo appears to be above the parapet wall, which is Prohibited per 919.01.E.6. This will require a variance through the Zoning Board of Adjustment.

Additionally, it appears this was applied for initially on 17-SGN-00137 as a reface. It appears that the Confluence sign was taken fully down, so it cannot be permitted administratively.

Per 921.03.F, Nonconforming signs may not be enlarged, added to or replaced by another nonconforming sign or by a nonconforming use or structure, except that the substitution or interchange of poster panels and painted boards on nonconforming signs shall be permitted. So this will also require a variance.

I have attached a handout on the Zoning Board of Adjustment and copied Lana to assist you with scheduling your hearing.

Sincerely,

Laekin O'Hara
Zoning Specialist
Department of City Planning
Division of Zoning & Development Review
200 Ross Street, Suite 309
Pittsburgh, PA 15219
412-255-2246 x1

New! Please review the checklist [here](#) to determine whether a Zoning and Development Review Application (ZDR) is required. If a ZDR is required, the [checklist](#) will determine whether a stamped site plan is required.

The [OneStopPGH](#) online portal is now open! You are able to create a User Profile, which will allow you to initiate applications, pay fees, and upload your attachments online. You can use the same User Profile for all of your applications. Videos are available at [OneStopPGH](#) to assist with frequently asked questions about this process. Please note that the Zoning and Development Review Office is now open weekdays from 8 am to 1 pm.

From: Layman, Corey <corey.layman@pittsburghpa.gov>

Sent: Thursday, February 6, 2020 10:31 AM

To: signs@tsrepro.com <signs@tsrepro.com>

Cc: O'Hara, Laekin <laekin.ohara@pittsburghpa.gov>

Subject: Re: DCP-ZDR-2020-00686: 600 RIVER AVE

Hi Richard,

We cannot process an application that doesn't have the correct information. The Zoning Code limits daytime luminance to 2,500 nits (this is most applicable to LED/LCD displays). I don't believe that the subject sign is lit during the daytime hours, but if it is, it would need to comply with that measurement. For non-daylight hours, luminance is limited to 250 nits. I appreciate that you have stated a measurement of 60 nits. I believe that 60 nits would be extremely low as compared to the other LED lit signs within the City like the high-wall signs downtown and typical channel letter signs in business districts. However, the Wounded Warrior sign was reported to the City as a sign that has extreme brightness, which is something that I can attest to anecdotally. It is noticeably bright as compared to other signs within the city.

If 60 nits is truly the measurement, we would like to see an independent reading with a nit gun at night to verify. I understand that could be a complicated and expensive requirement, so I would be willing to review the technical documentation for the LED modules that are installed and see if there is enough information to go on. Some questions that I would like to understand about the modules installed: Do they have the ability to be dimmed? Are they on a light-sensing dimmer already? Can you provide examples of other identification signs that you have installed with these modules that are set at the same brightness levels?

Thank you,

Corey Layman, AICP
Zoning Administrator
Department of City Planning
Division of Zoning & Development Review
200 Ross Street, Suite 309
Pittsburgh, PA 15219
412-255-2241
Pronouns: He/Him

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From: O'Hara, Laekin <laekin.ohara@pittsburghpa.gov>
Sent: Thursday, February 6, 2020 9:33 AM
To: Layman, Corey <corey.layman@pittsburghpa.gov>
Subject: Fw: DCP-ZDR-2020-00686: 600 RIVER AVE

From: Richard <signs@tsrepro.com>
Sent: Thursday, February 6, 2020 7:39 AM
To: O'Hara, Laekin <laekin.ohara@pittsburghpa.gov>
Cc: Tom Nebel <tnebel@tsrepro.com>; George Marshall <gmarshall@tsrepro.com>
Subject: RE: DCP-ZDR-2020-00686: 600 RIVER AVE

Hi Laekin,

The brightest measurement is **60 nits** off the face of any letter.

It is stated in my form letter; I've attached it again to show it is contained in our statement of brightness level.

Please let me know if you have any questions about that.

Best Regards,

Richard Hirsch
2934 Smallman St.
Pittsburgh, PA 15201
412.281.3538
signs@tsrepro.com

 TRISTATE_LOGO_2015 email

From: O'Hara, Laekin <laekin.ohara@pittsburghpa.gov>
Sent: Wednesday, February 5, 2020 3:19 PM
To: Richard <signs@tsrepro.com>
Cc: Tom Nebel <tnebel@tsrepro.com>
Subject: Re: DCP-ZDR-2020-00686: 600 RIVER AVE

Hello Richard,

I see you uploaded the letter of compliance and the boxed renderings, thank you for this. You did not provide the nit measurements for the current brightness levels, could you please provide this?

Sincerely,

Laekin O'Hara
Zoning Specialist
Department of City Planning
Division of Zoning & Development Review
200 Ross Street, Suite 309
Pittsburgh, PA 15219
412-255-2246 x1

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From: O'Hara, Laekin <laekin.ohara@pittsburghpa.gov>
Sent: Tuesday, February 4, 2020 9:44 AM
To: Richard <signs@tsrepro.com>
Cc: Tom Nebel <tnebel@tsrepro.com>
Subject: Re: DCP-ZDR-2020-00686: 600 RIVER AVE

Hello Richard,

My apologies.

See attached.

Laekin O'Hara
Zoning Specialist
Department of City Planning
Division of Zoning & Development Review
200 Ross Street, Suite 309
Pittsburgh, PA 15219
412-255-2246 x1

New! Please review the checklist [here](#) to determine whether a Zoning and Development Review Application (ZDR) is required. If a ZDR is required, the [checklist](#) will determine whether a stamped site plan is required.

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frequently asked questions about this process. Please note that the Zoning and Development Review Office is now open weekdays from 8 am to 1 pm.

From: Richard <signs@tsrepro.com>
Sent: Tuesday, February 4, 2020 9:32 AM
To: O'Hara, Laekin <laekin.ohara@pittsburghpa.gov>
Cc: Tom Nebel <tnebel@tsrepro.com>
Subject: RE: DCP-ZDR-2020-00686: 600 RIVER AVE

Hi Laekin,

I got the 1 page PDF attachment, but I do not see any comments – can you confirm, are the comments missing?

Thank You,

Richard Hirsch
2934 Smallman St.
Pittsburgh, PA 15201
412.281.3538
signs@tsrepro.com

 TRISTATE_LOGO_2015_email

From: O'Hara, Laekin <laekin.ohara@pittsburghpa.gov>
Sent: Tuesday, February 4, 2020 9:21 AM
To: Richard <signs@tsrepro.com>
Subject: DCP-ZDR-2020-00686: 600 RIVER AVE

Please see attached Zoning and Development Review comments. You can address these comments by re-submission through OneStopPGH.

Let me know if you have any questions.

Sincerely,

Laekin O'Hara

Zoning Specialist
Department of City Planning
Division of Zoning & Development Review
200 Ross Street, Suite 309
Pittsburgh, PA 15219
412-255-2246 x1

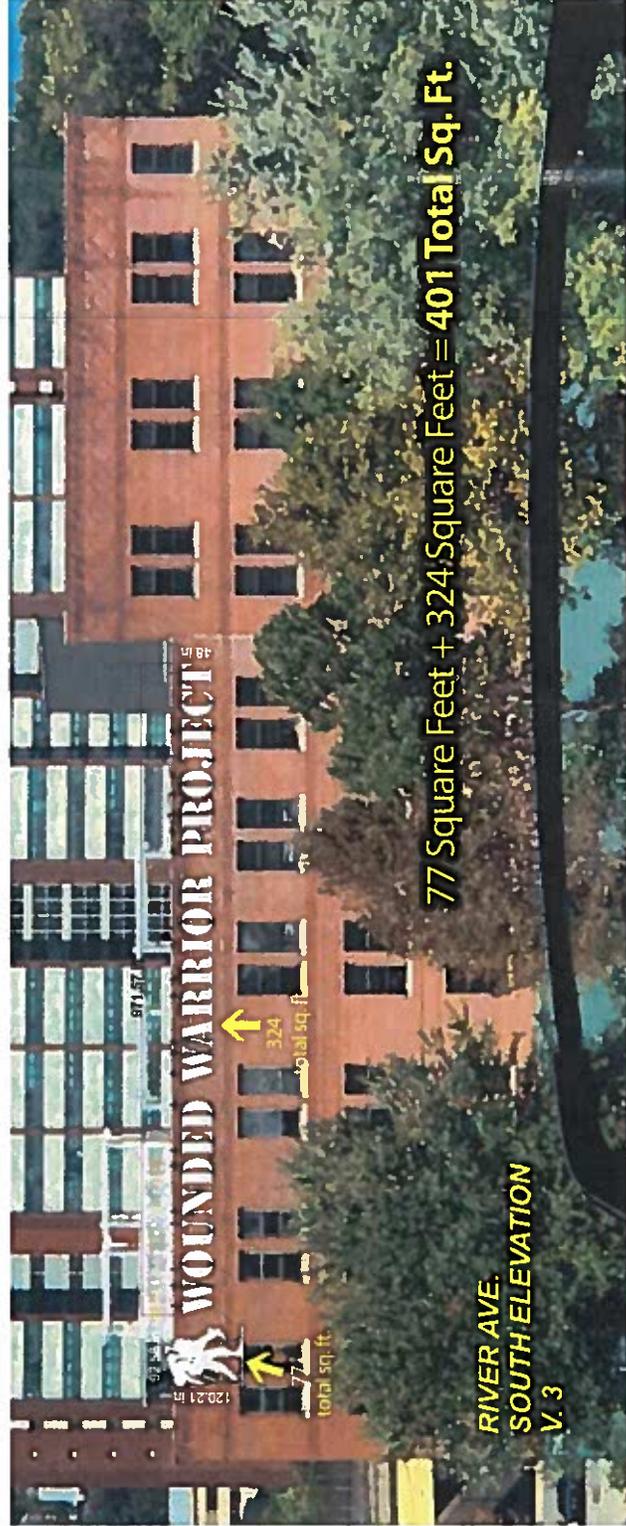
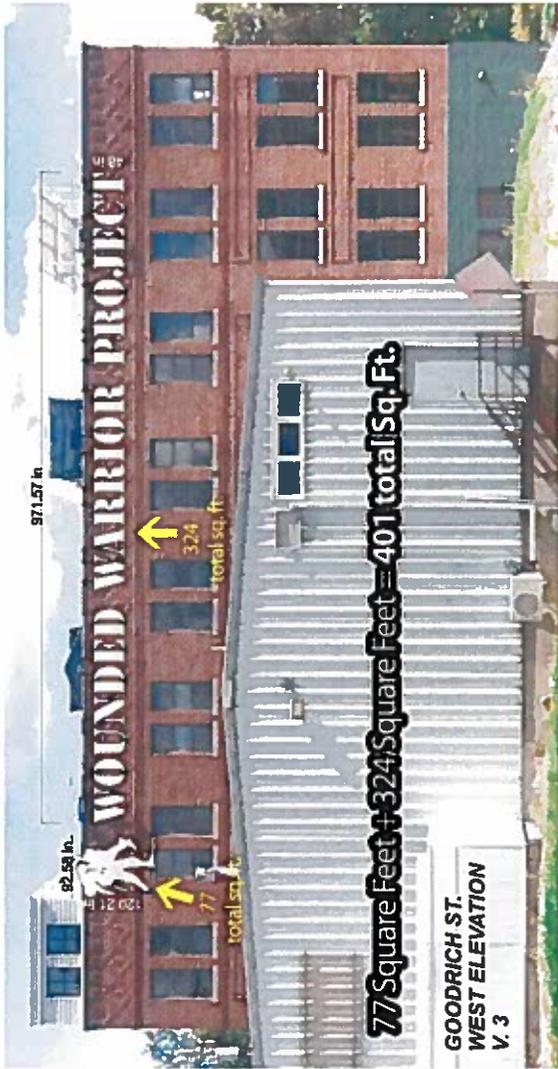
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600 River Ave, Pittsburgh PA 15212

17-SGN-00137

DCP-ZDR-2020-00686



Estimate: #

Project:

Contact:

TRI-STATE
SIGNS & REPROGRAPHICS, INC.

Tri-State Signs & Reprographics

2934 Smallman St. Pittsburgh, PA 15201

412.281.3538

tsrepro.com

600 River Ave, Pittsburgh PA 15212

Truss System / Letters are suspended over parapet with 2" x 2" welded aluminum tubing
Individual LED illuminated Channel Letters



89.7143 ft

79.7451 ft

WOUNDED WARRIOR PROJECT

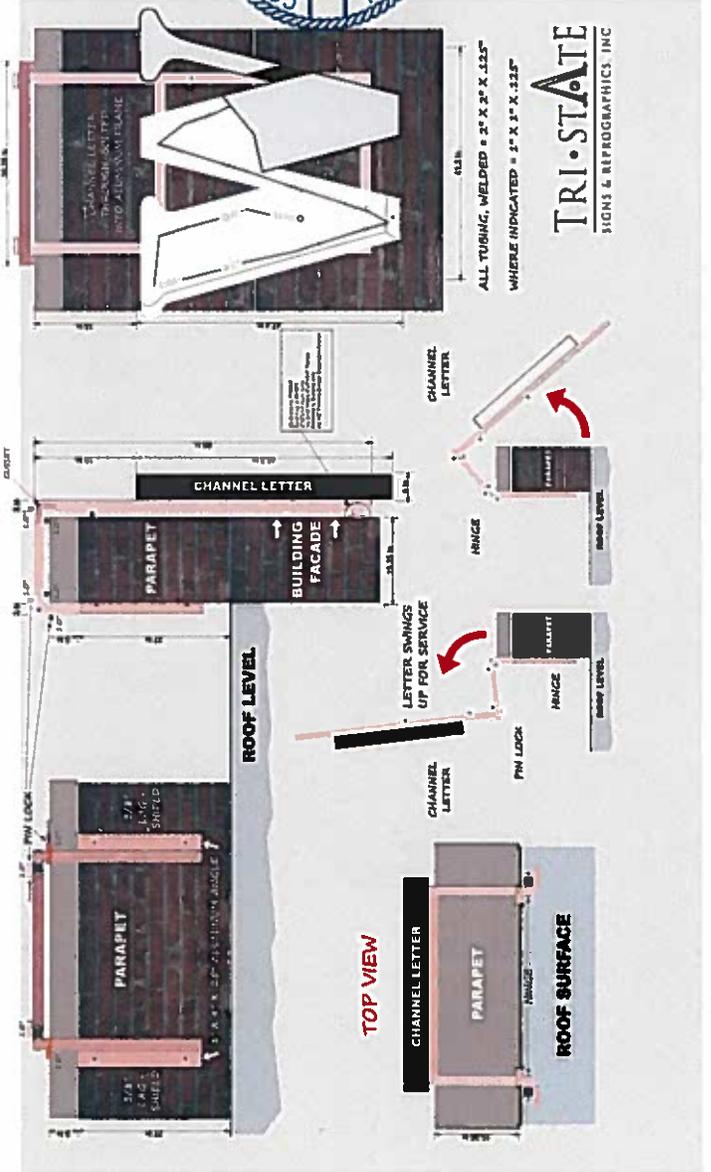
DESIGN OPERATIONS	
REV	DATE
AD	118.14
AM/ASC	100.10
DESIGN LEAD	
View	1/18
Category	1
Sheet	1
Drawn	1/18

- Engineers Notes:**
- Top Mounts to be 3/8" All-Threaded rod through wall into L3x4x1/4" Clip 4" Long and bottom of 3/8" Rod into a 6" Min. Wythe wall with HILTI HY-70 Adh.
 - All 2x2 Tube to be 3/16" Alum. Minimum with 1x1x1/8" Alum. where shown.
 - Letter K1 2x2 Tube to extend to bottom of logo at each side with 1/4" Thk. Alum. Letter Back and logo made of one plate section where possible.
 - Letter backs to be 3/16" Thk. Alum. installed with Six(6) 5/16" SS Tak-Screws per Letter mib.

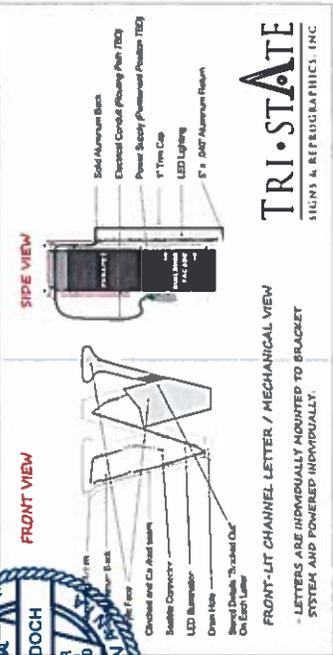
ELEVATION (VIEWED FROM ROOF)

SIDE VIEW

ELEVATION (FACING SIGN)



ITEM	DESCRIPTION	QTY	UNIT
1	Channel Letter	1	EA
2	Parapet	1	EA
3	Roof Surface	1	EA

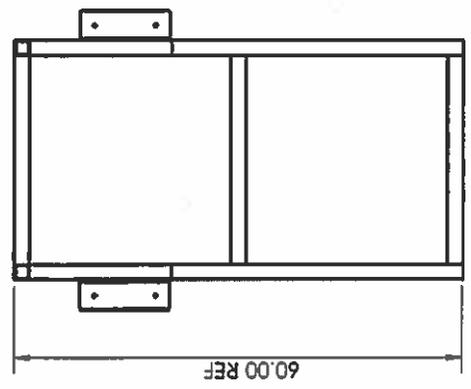
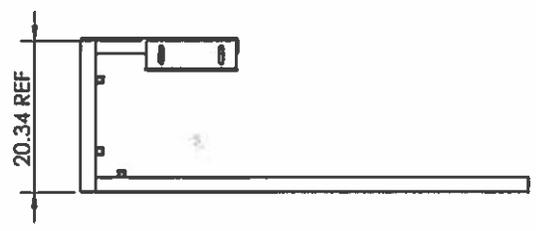
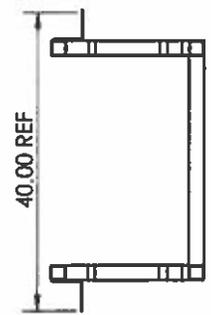
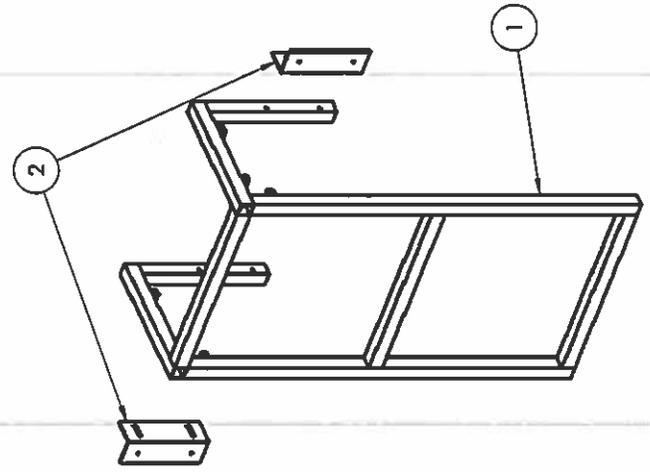


TRI-STATE
SIGNS & REPROGRAPHICS, INC

FRONT-LIT CHANNEL LETTER / MECHANICAL VIEW
LETTERS ARE INDIVIDUALLY MOUNTED TO BRACKET SYSTEM AND POWERED INDIVIDUALLY!

1 2 3 4

BILL OF MATERIAL		
ITEM NO.	QTY.	DESCRIPTION
1	1	FRAME, CONFIG A
2	2	FRAME BRACKET



B A

B A

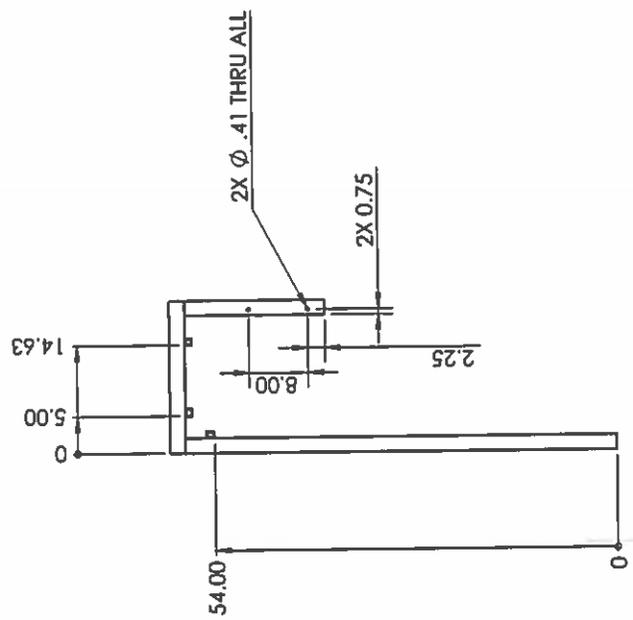
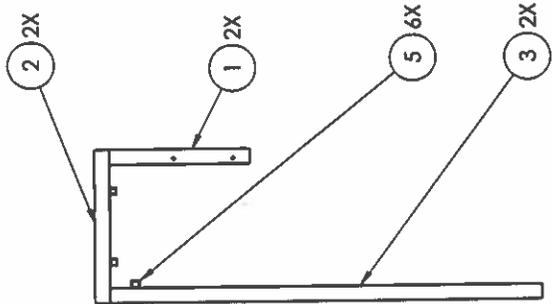
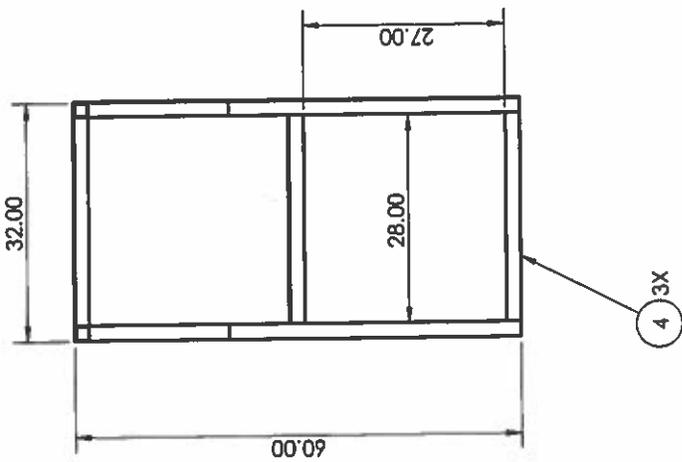
UNLESS OTHERWISE SPECIFIED:
 DIMENSIONS ARE IN INCHES
 DECIMALS: FRACTIONAL
 ANGULAR: MATCH: BOND: 2
 TWO PLACE DECIMAL: 2
 THREE PLACE DECIMAL: 2
 HOLE PITCH: 0.125
 TOLERANCES PER: COMMENTS:
 MATERIAL: SEE B.O.M.
 FINISH

NAME: JMA DATE: 2/14/19
 DRAWN: CHECKED: ENG: APPL: MFG: APPL: D.A.
 TITLE: FRAME ASSEM, CONFIG A
 SIZE: DWG. NO. REV: B Assembly A
 SCALE: 1:16 WEIGHT: 33 SHEET 1 OF 7

2 3 4

1 2 3 4

ITEM NO.	QTY.	DESCRIPTION	LENGTH
1	2	2 SQ x .120 Wall	19
2	2	2 SQ x .120 Wall	20.625
3	2	2 SQ x .120 Wall	58
4	3	2 SQ x .120 Wall	28
5	6	1 SQ x .125 Wall	2



B A

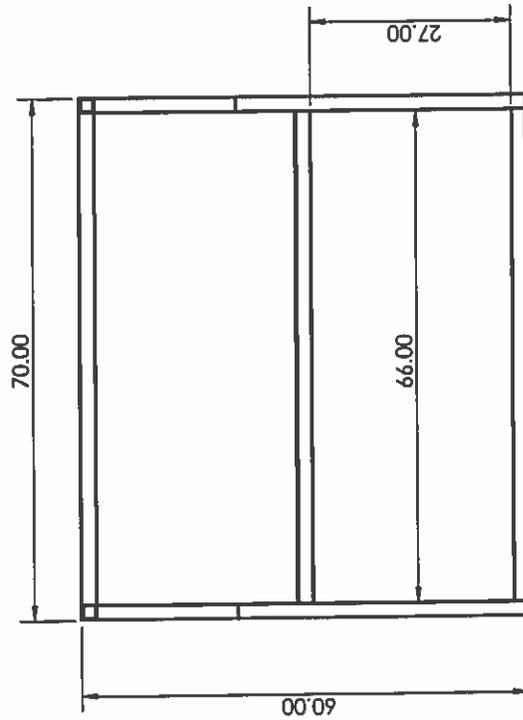
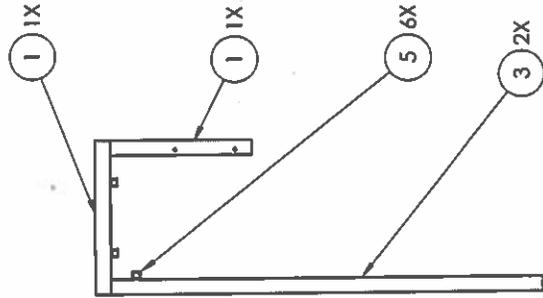
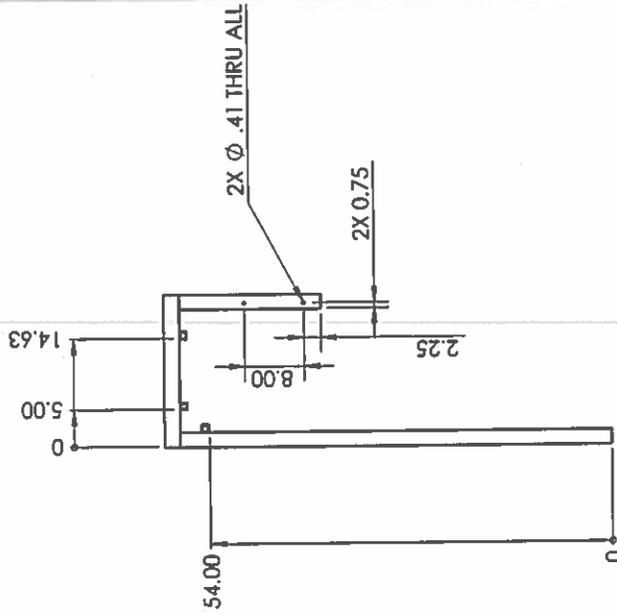
UNLESS OTHERWISE SPECIFIED:		DATE
DIMENSIONS ARE IN INCHES	DRAWN	JMA 2/14/19
FRACTIONS	CHECKED	
ANGULAR MATCH	ENG APPR	
THREE PLACE DECIMAL	MFG APPR	
WELDED GEOMETRIC TOLERANCING PER	D.A.	
MATERIAL	COMMENTS:	
6061 Alloy		
FINISH		
N/A		
DO NOT SCALE DRAWING		

TITLE: **FRAME, CONFIG A**
 SIZE DWG. NO. **B Assembly A**
 REV **A**
 SCALE: 1:16 WEIGHT: SHEET 2 OF 7

NOTE: WELDED PER MANUFACTURER RECOMMENDATION

1 2 3 4

ITEM NO.	QTY.	DESCRIPTION	LENGTH
1	2	2 SQ x .120 Wall	19
2	2	2 SQ x .120 Wall	20.625
3	2	2 SQ x .120 Wall	58
4	3	2 SQ x .120 Wall	66
5	6	1 SQ x .125 Wall	2



UNLESS OTHERWISE SPECIFIED:
 DIMENSIONS ARE IN INCHES
 TOLERANCES:
 FRACTIONAL: ±.005
 DECIMAL: ±.001
 HOLE LOCATIONS: ±.005
 THREE PLACE DECIMAL: ±.001

DATE: 2/14/19
 NAME: JMA
 DRAWN: []
 CHECKED: []
 INCHES: []
 DECIMALS: []
 THREE PLACE DECIMAL: []
 COMMENTS:
 MATERIAL: 6061 Alloy
 FINISH: []

DO NOT SCALE DRAWING

TITLE: **FRAME, CONFIG B**

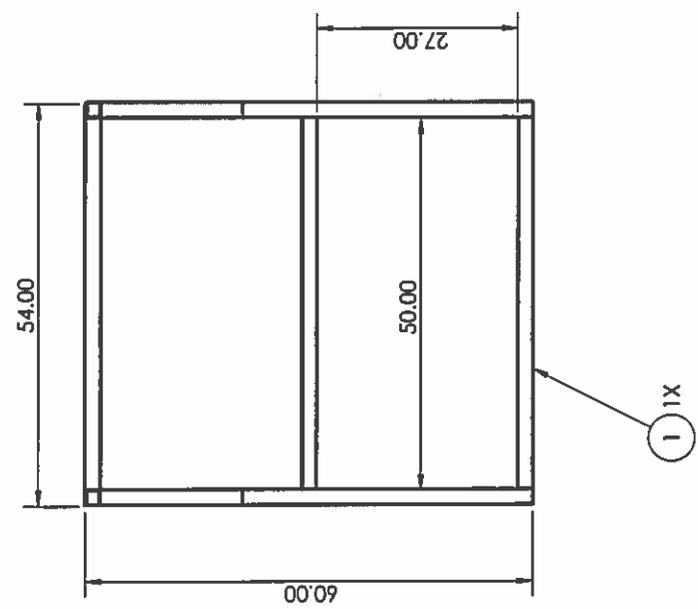
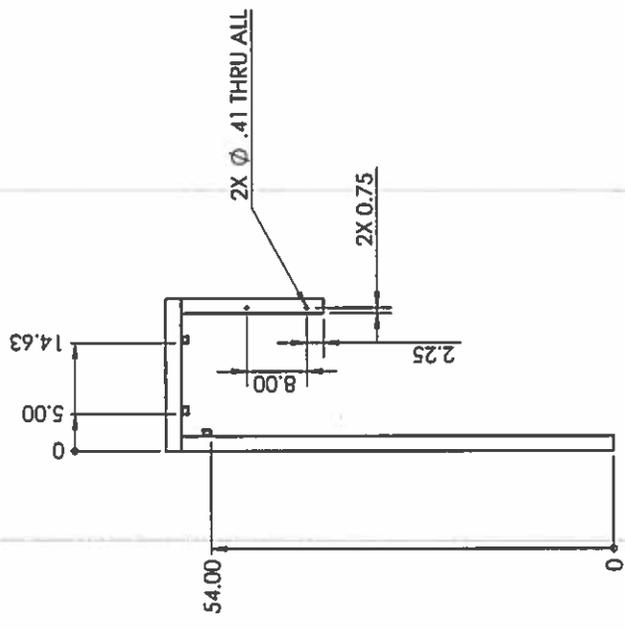
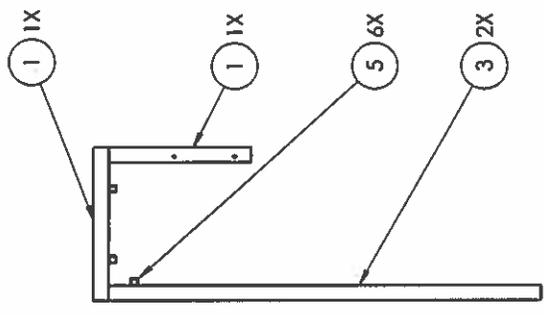
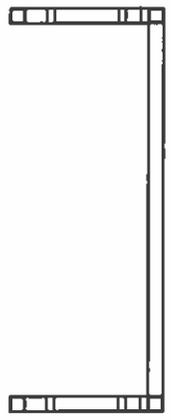
SIZE: DWG. NO. **B** Assembly **A**

SCALE: 1:16 WEIGHT: SHEET 3 OF 7

NOTE: WELDED PER MANUFACTURER RECOMMENDATION

4 3 2 1

ITEM NO.	QTY.	DESCRIPTION	LENGTH
1	2	2 SQ x .120 Wall	19
2	2	2 SQ x .120 Wall	20.625
3	2	2 SQ x .120 Wall	58
4	3	2 SQ x .120 Wall	50
5	6	1 SQ x .125 Wall	2



UNLESS OTHERWISE SPECIFIED:	NAME	DATE
ENGINEERS ARE IN INCHES	JMA	2/14/19
TOLERANCES:	DRAWN	
ANGULAR: MACH 1	CHECKED	
TWO PLACE DECIMAL 1	ENG APPR	
THREE PLACE DECIMAL 1	MFG APPR	
NEAREST GEOMETRIC	Q.A.	
TOLERANCING PER:	COMMENT:	
MATERIAL 6061 ALLOY		
FINISH		
DO NOT SCALE DRAWING		

TITLE: **FRAME, CONFIG C**

SIZE DWG. NO. **B**

REV **Assembly A**

SCALE: 1:1.16 WEIGHT: **1**

SHEET 4 OF 7

NOTE: WELDED PER MANUFACTURER RECOMMENDATION

4

3

2

1

B

A

B

A

4

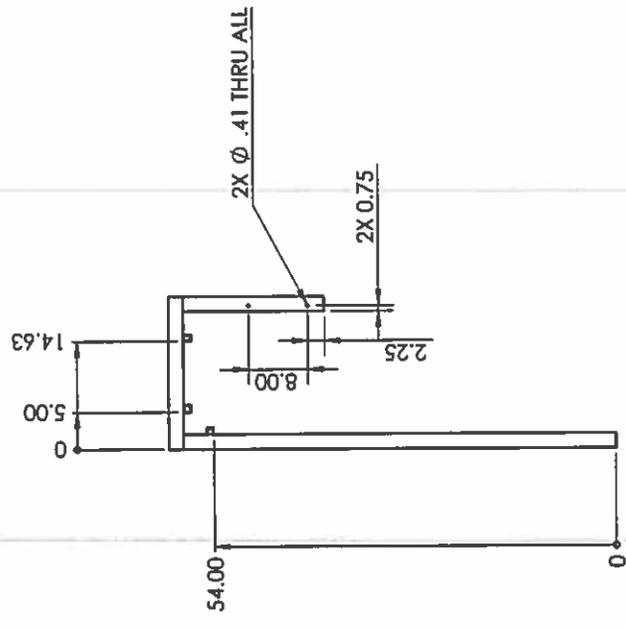
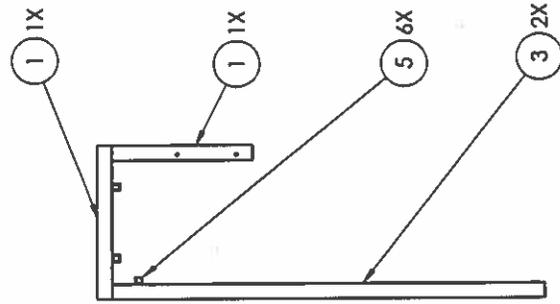
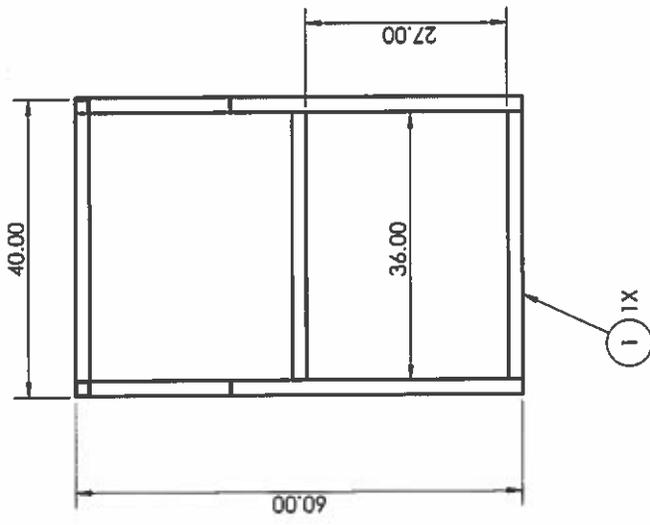
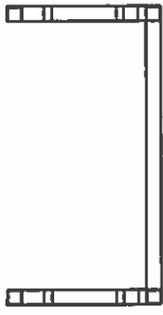
3

2

1

4 3 2 1

ITEM NO.	QTY.	DESCRIPTION	LENGTH
1	2	2 SQ x .120 Wall	19
2	2	2 SQ x .120 Wall	20.625
3	2	2 SQ x .120 Wall	58
4	3	2 SQ x .120 Wall	36
5	6	1 SQ x .125 Wall	2



B A

UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DIMENSIONS ARE IN INCHES	DRAWN	JMA	2/14/19
TOLERANCES	CHECKED		
ANGLES	BYC APPR.		
ANGULAR MATCH: 80/90	D.A.		
TWO PLACE DECIMAL	COMMENT:		
THREE PLACE DECIMAL			
MATERIAL			
6061 Alloy			

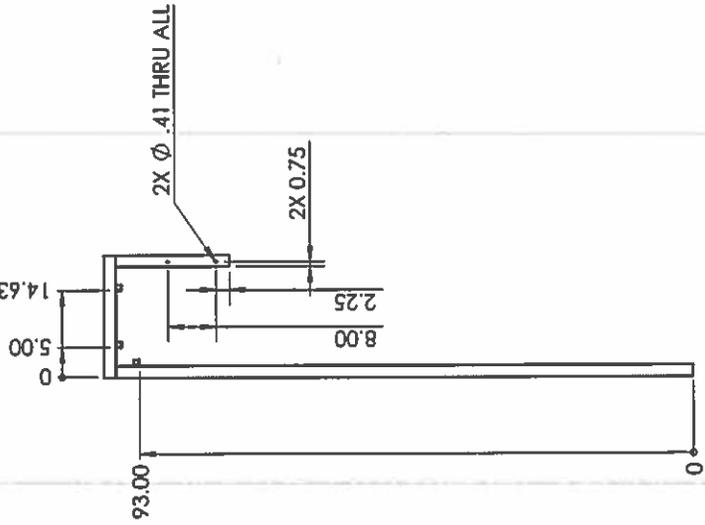
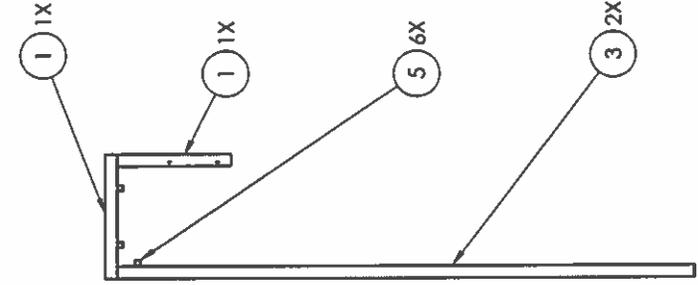
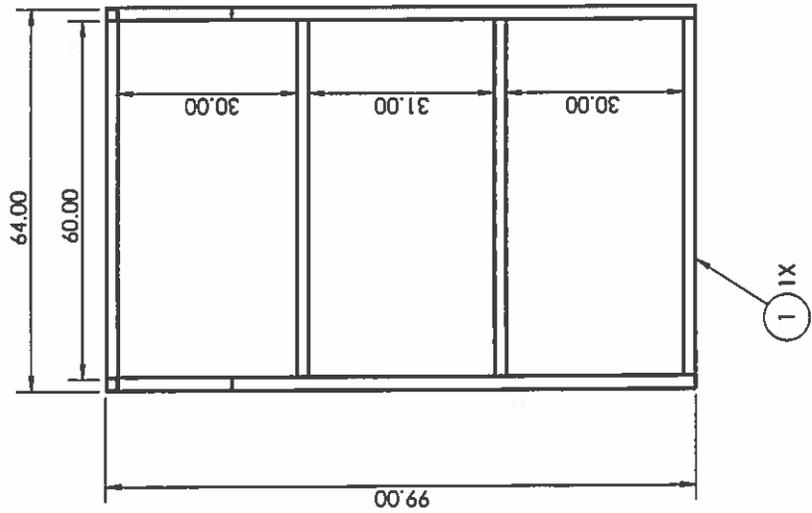
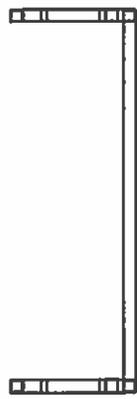
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 SIZE DWG. NO. **B** Assembly **A** REV
 SCALE: 1:16 WEIGHT: SHEET 5 OF 7

NOTE: WELDED PER MANUFACTURER RECOMMENDATION

1 2 3 4

4 3 2 1

ITEM NO.	QTY.	DESCRIPTION	LENGTH
1	2	2 SQ x .120 Wall	19
2	2	2 SQ x .120 Wall	20.625
3	2	2 SQ x .120 Wall	97
4	4	2 SQ x .120 Wall	60
5	6	1 SQ x .125 Wall	2



UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DIMENSIONS ARE IN INCHES	DRAWN	JMA	2/14/19
TOLERANCES:	CHECKED		
FINISHES:	ENG APPR.		
ANGULAR MATCH: 80/90:	ENG APPR.		
TWO PLACE DECIMAL:	MFG APPR.		
THREE PLACE DECIMAL:	D.A.		
WELDING SYMBOLS:	COMMENT:		
TOLERANCING PER:			
MATERIAL:	6061 Alloy		
FINISH:			

TITLE: **FRAME, CONFIG E**

SIZE DWG. NO. **B Assembly A** REV **A**

SCALE: 1:20 WEIGHT: SHEET 6 OF 7

NOTE: WELDED PER MANUFACTURER RECOMMENDATION

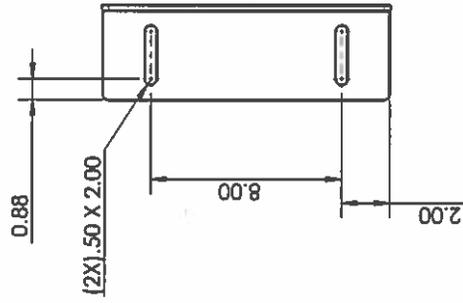
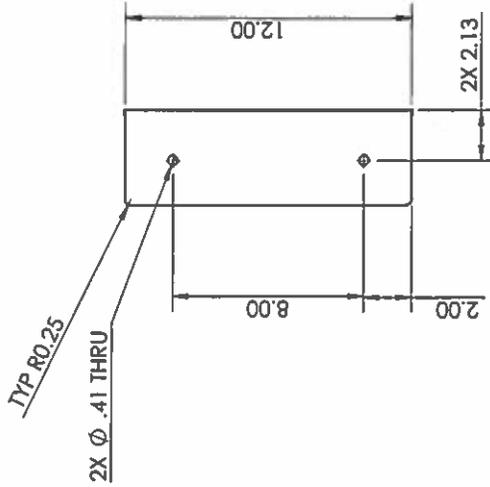
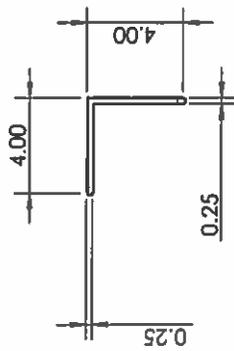
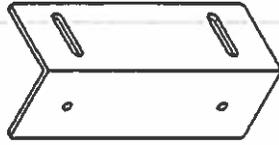
4 3 2 1

1

2

3

4



B

A

UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DIMENSIONS ARE IN INCHES	DRAWN	JMA	2/14/19
FRACTIONS	CHECKED		
ANGULAR TOLERANCES	ENG APPR.		
THREE PLACE DECIMAL	MFG APPR.		
TOLERANCING PER:	D.A.		
MATERIAL	COMMENT:		
6061 Alloy			
FINISH			

TITLE:
FRAME BRACKET

SIZE DWG. NO. REV
B Assembly A

SCALE: 1:5 WEIGHT: SHEET 7 OF 7

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June 25, 2020

56/20

COPY

Blaine Lucas
Babst Calland Clements & Zomnir
2 Gateway Ctr 8th Fl
Pittsburgh, PA 15222

NOTICE OF PUBLIC HEARING

The Zoning Board of Adjustment will hold a virtual public hearing regarding:

Zone Case Number: 56/20

Ward: 23

Property Address: 600 River Ave

Zone: RIV-NS

Property Owner(s): PBH1 LLC

Date & Time: Thursday, July 16, 2020 @ 9:10 AM

The appellant has filed an appeal with the Board of Adjustment:

401sq.ft. wall mounted business ID sign.

Signs that extends above the roof line or parapet wall not allowed.

Plans are on file with the Department of City Planning and information about the application will be posted on pittsburghpa.gov/dcp/virtual-zba. Your attendance at the virtual public hearing is required to present testimony; Letters or written petitions are not accepted.

For instructions on how to attend the virtual public hearing or watch the live stream, visit pittsburghpa.gov/dcp/virtual-zba. A phone number will be posted on the website prior to the hearing which can be used to attend the hearing and provide testimony if internet access is not available. Contact zoningboard@pittsburghpa.gov for assistance.