



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-12516

Project Description: Painted Wall Sign

Case Review Date: Aug 2026

### 2. SITE INFORMATION

Development Address: 4506 PENN AVE

Parcel (s): 49-M-153

Zoning Designation: LNC

Neighborhood: Bloomfield

Registered Community Organization: Bloomfield Development Corporation, Bloomfield Alliance

Date of Development Activities Meeting: N/r

## B. ZBA REQUESTS

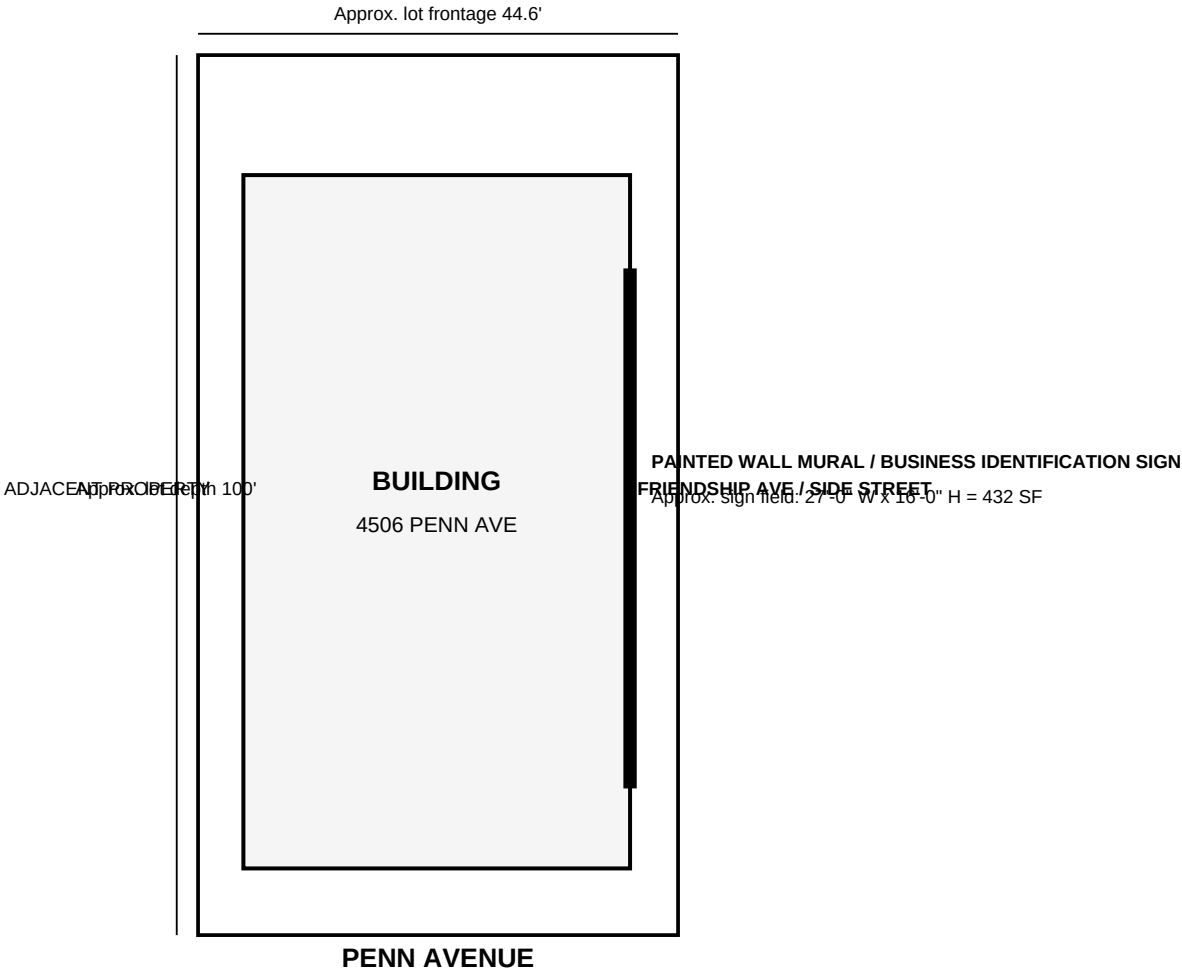
Type of Request: Variance

Code Section: [919.03M.5\(a\)](#)

Description: Max 80 SF wall sign permitted in LNC; 425 SF requested.

# WALL MURAL / WALL SIGN - PERMIT EXHIBIT

Viva Skin Lounge | 4506 Penn Avenue, Pittsburgh, PA 15224 | Parcel 0049-M-00153-0000-00



## SITE PLAN - SCHEMATIC

Scale: 1" = 20'-0" (diagrammatic permit exhibit)

conditions; no new structure proposed.  
Mural is painted directly on exterior wall.  
No projection from wall; no illumination.



| PROPERTY / PROJECT DATA            |                                                                           |
|------------------------------------|---------------------------------------------------------------------------|
| Property address                   | 4506 Penn Avenue, Pittsburgh, PA 15224                                    |
| Parcel                             | 0049-M-00153-0000-00                                                      |
| Zoning (public listing)            | LNC - Local Neighborhood Commercial                                       |
| Use                                | Commercial medical office / medical-grade skin spa                        |
| Mural/sign                         | Painted business identification graphic on exterior side wall             |
| Sign dimensions                    | 27'-0" wide x 16'-0" high (contractor estimate)                           |
| Sign face area                     | 432 square feet                                                           |
| Wall / field measurements supplied | 22'-0"; 28'-6"; 40'-0" (field measurements; verify on site)               |
| Construction                       | Paint applied directly to stucco/masonry finish; no structural attachment |
| Illumination                       | None indicated                                                            |
| Work status                        | Already installed; permit exhibit prepared for legalization / approval    |

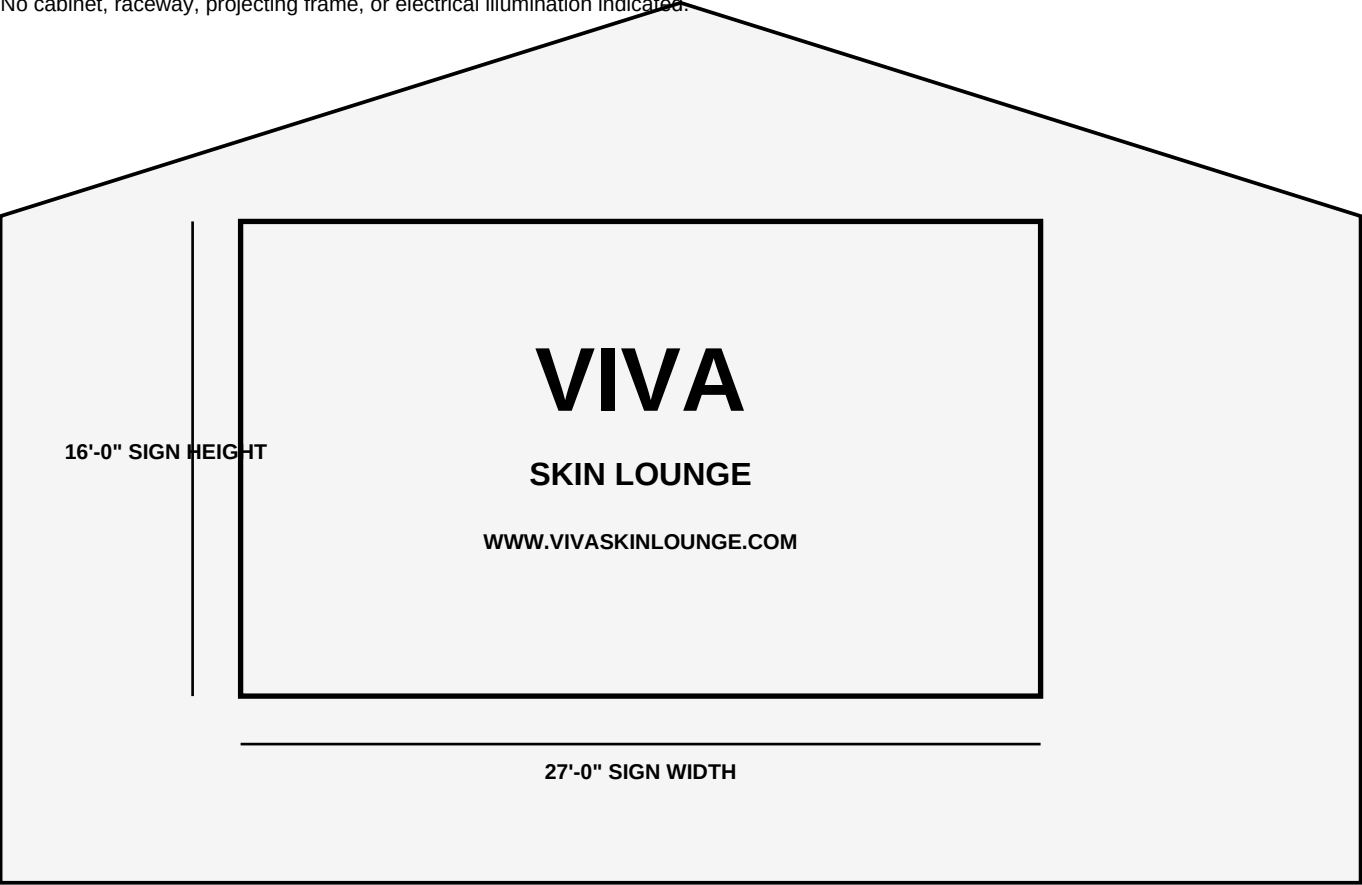
**PLAN NOTES:** This exhibit uses the architectural drawings and supplied field/photo information. The City handout states that wall-sign applicants may draw their own site plan when property lines are known. All dimensions and conditions should be field verified before submission. Property-line geometry shown here is schematic and based on public-record lot dimensions, not a boundary survey.

WALL SIGN - ELEVATION & PHOTO DOCUMENTATION



SIDE-WALL ELEVATION - NOT TO SCALE

Painted mural / business identification sign - 432 SF  
No cabinet, raceway, projecting frame, or electrical illumination indicated.



| SUBMITTAL NOTES                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Painted wall graphic consists of the Viva logo, the words "SKIN LOUNGE," and the business website.                                                                                                                                                                                             |
| 2. Contractor estimate identifies the updated design as 27 ft x 16 ft, totaling 432 sq ft.                                                                                                                                                                                                        |
| 3. Photographs document the mural as currently installed on the side elevation.                                                                                                                                                                                                                   |
| 4. This sheet is intended to accompany the City of Pittsburgh Building & Development / sign review application. Zoning staff may request a variance, Administrator's Exception, design review, or additional documentation based on the applicable sign standards and final zoning determination. |