



**ZONING BOARD OF ADJUSTMENT**

**Date of Hearing:** March 19, 2026  
**Date of Decision:** March 25, 2026

**Zone Case:** 29 of 2026  
**Address:** 600 Commonwealth Place  
**Lot and Block:** 1-C-190  
**Zoning Districts:** GT-D  
**Ward:** 2  
**Neighborhood:** Central Business District

**Request:** Installation of Major Temporary Event Sign

**Application:** BDA-2026-01129

|          |                                |  |
|----------|--------------------------------|--|
| Variance | Section 919.05                 | 378 sf maximum temporary event sign area; 38,908 sf proposed                   |
|          | Section 919.03.M.7             | Electronic signs prohibited in GT Districts                                    |
|          | Sections 919.02.C and 919.03.O | Dwell/Twirl time requirements for electronic advertising/non-advertising signs |

**Appearances:**

Applicant: David Morehouse, Paul Whitney

Supporting: Dan Gilman

Observing: Paul Cancilla

**Findings of Fact:**

1. The Subject Property is located at 600 Commonwealth Place in the GT-D (Golden Triangle, Subdistrict D) District in the Central Business District.
2. On the Subject Property is a hotel, with a 22-story/214' height.
3. The front façade of the hotel faces Point State Park and an elevated portion of Interstate 279 (I-279).

4. The dimensions of the front façade are 182' by 284' (51,688 sf).

5. The Applicant proposes to use the front façade as a temporary electronic sign, with the primary intent of displaying images and graphics associated with a high-profile 3-day event that is to be held in the City from April 23 through April 25, 2026.

6. As proposed, the dimensions of the sign, on the building façade, would be approximately 137' by 284' (38,908 sf).

7. The Applicant indicated that only text, images and graphics associated with the event would be displayed. The images would be essentially static, with no flashing text or graphics or animation.

8. No sponsorship logos, trademarks or other advertising materials are to be projected on the temporary sign.

9. The Applicant proposes to use the building façade as a sign from during the evening hours of the event, from approximately 8 p.m. until 11 p.m., beginning on April 18 and ending on April 26, 2026.

10. The Applicant indicated that, as proposed, the images would have a dwell time of approximately 6 second intervals and a twirl time of 1 second.

11. The intended level of brightness is 31.8 nits.

12. The Applicant asserted that the Pennsylvania Department of Transportation was given an opportunity to review the sign and did not express any specific concerns regarding the potential impact of the proposed sign on traffic safety on I-279.

13. The images projected onto the façade would not include advertisements or logos of sponsors, but could potentially include the names of donors to the organizing committee for the event.

14. The Applicant generally asserted that the event for which the temporary sign is proposed and the hotel façade on which the sign would be projected are unique, and that the proposed sign is intended to enhance an event that will not regularly reoccur and that will showcase the City.

15. Dan Gilman, Chief of Staff to Mayor Corey O'Connor of the City of Pittsburgh, appeared at the hearing to express the City's support for the proposed temporary event sign.

16. No one appeared at the hearing to oppose the requests.

### **Conclusions of Law:**

1. Section 919.05 sets forth the requirements for temporary event signs, including provisions that signs are not to exceed an area larger than 378 sf and are not to contain any flashing text or graphics.

2. Section 919.01.C defines “Temporary Event Sign” as “a sign that advertises a specific event, including but not limited to sporting events, festivals and parades, which takes place not more than once per year.”

3. Section 919.02.C.3 sets forth operational requirements for electronic advertising signs and Section 919.03.O sets forth the requirements for electronic non-advertising signs. Both sections include the same limitations for electronic signs, which require static text, images and graphics; images are not to change more than once every 30 seconds, with time between change of images not to exceed 0.25 second; and brightness/luminance after sunset is not to exceed 250 nits.

4. Electronic signs (advertising and non-advertising) are not permitted in GT Districts.

5. The Applicant proposes to use the façade of a hotel building as a 38,908 sf temporary electronic sign, from April 18 through April 26, 2026.

6. The Applicant thus seeks variances from the 378 sf area limitation for temporary event signs; from the prohibition against electronic signs in GT Districts; and from the dwell/twirl time requirements for electronic signs.

7. In seeking a variance, the Applicant is required to provide evidence of some unique feature or condition of the property that prevents compliance with the Code’s requirements. Any variance requested is to be the minimum that would afford relief and is not to have any significant impacts on the surrounding area. See Code Section 922.09.E.

8. The Board determines that the electronic sign, as described, would be a temporary sign and that the 38,908 sf area proposed, as compared to the 378 sf permitted for temporary signs, is necessary for the sign’s intended function. The Board accepts the Applicant’s representation that the sign will not have any adverse impacts on traffic on I-279 and that the proposed dwell/twirl time will not have detrimental impacts on the surrounding area.

9. The Board concludes that approval of the requested variances for the temporary proposed sign, is appropriate, subject to the conditions set forth in the decision

**Decision: The Applicant's request for a variance from Sections 919.05, 919.03.M.7, 919.02.C and 919.O to allow a 38,908 sf temporary event sign on the Subject Property is hereby APPROVED; subject to the following conditions:**

- **The temporary sign shall be permitted from April 18 through April 26, 2026 only;**
- **The daily display time for the temporary sign shall be from approximately 8 p.m. until 11 p.m. only;**
- **The luminance for the temporary sign shall not exceed 50 nits;**
- **The dwell/twirl time shall not exceed 6 seconds/1 second;**
- **The temporary sign shall not contain any flashing text or graphics;**
- **Only static text, images and graphics associated with the event are to be displayed; and**
- **The temporary sign shall not display any sponsorship logos, trademarks or other advertising materials, although donor appreciation listings are permitted.**

s/Alice B. Mitinger  
**Alice B. Mitinger, Chair**

s/Lashawn Burton-Faulk  
**LaShawn Burton-Faulk**

s/ John J. Richardson  
**John J. Richardson**

Note: Decision issued with electronic signatures, with the Board members' review and approval.