



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2026-06033

Project Description: Install 11'-10 1/2" x 5'7 1/8" digital non-advertising sign at ground floor (facing out window)

Case Review Date: July 2026

2. SITE INFORMATION

Development Address: 12 FEDERAL ST #200, Pittsburgh, PA 15212

Parcel (s): 8-M-4

Zoning Designation: RIV-NS

Neighborhood: North Shore

Registered Community Organization: N/A

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Variance Code Section: 919.03O.3

Description: New Electronic Non-Advertising Sign shall be permitted within the HC, UI, and GI only – they are not permitted in RIV-NS.

The logo for PW Campbell, featuring a stylized red and black 'P' icon followed by the text 'W Campbell' in red and black.

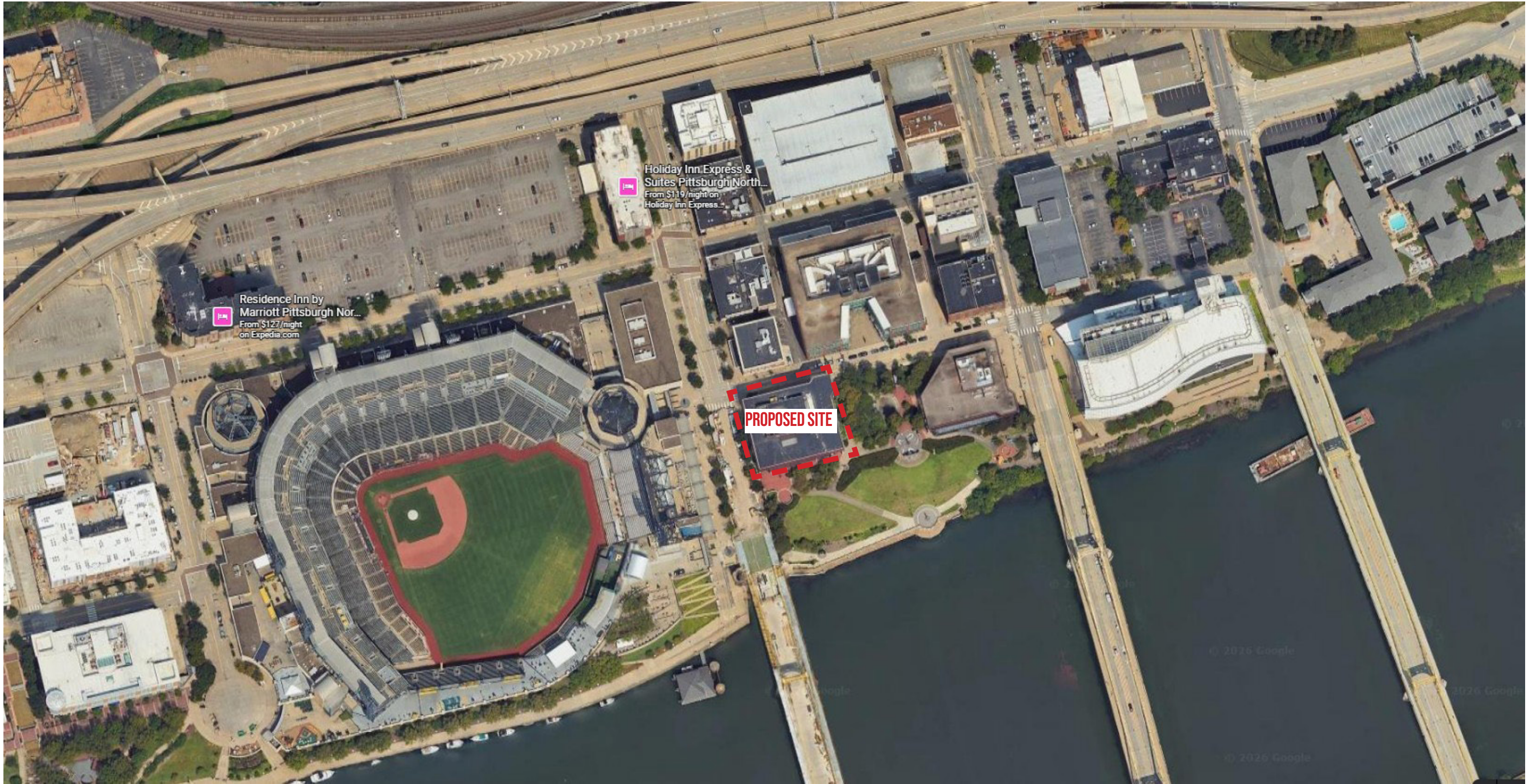
Studio109
Designs LLC

S&T Bank

NEW RETAIL BRANCH

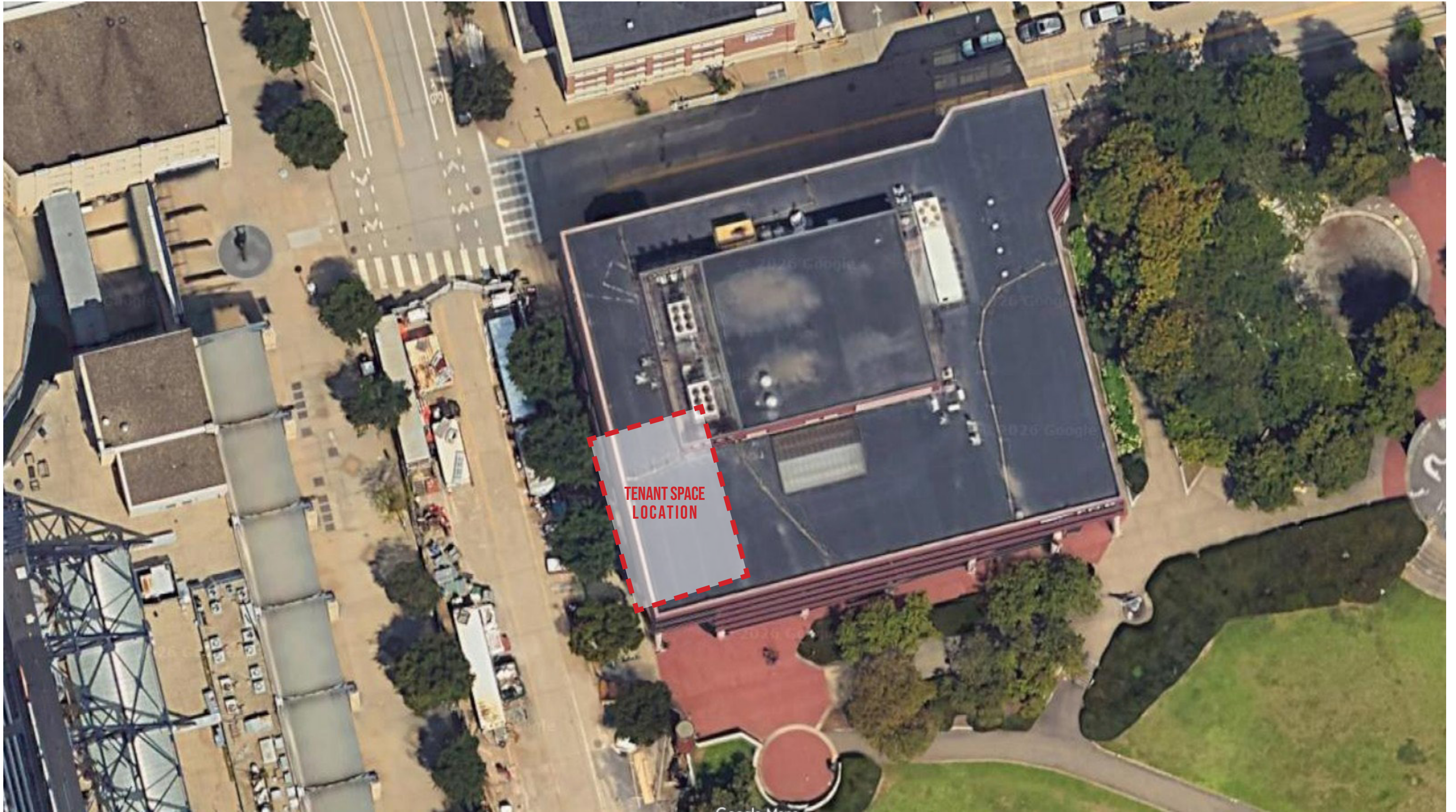
ZONING VARIANCE IMAGES
12 FEDERAL ST. PITTSBURGH, PA
JULY 2, 2026





CONTEXT - AERIAL VIEW | JULY 2, 2026

Note: All plans, elevations, & renderings are schematic and for illustrative purposes only. Final design is subject to field verification. Final materials and color selections are to be verified during the design development stage. Final construction methods, materials, details, codes & budgets are based on the approved permit construction documents.



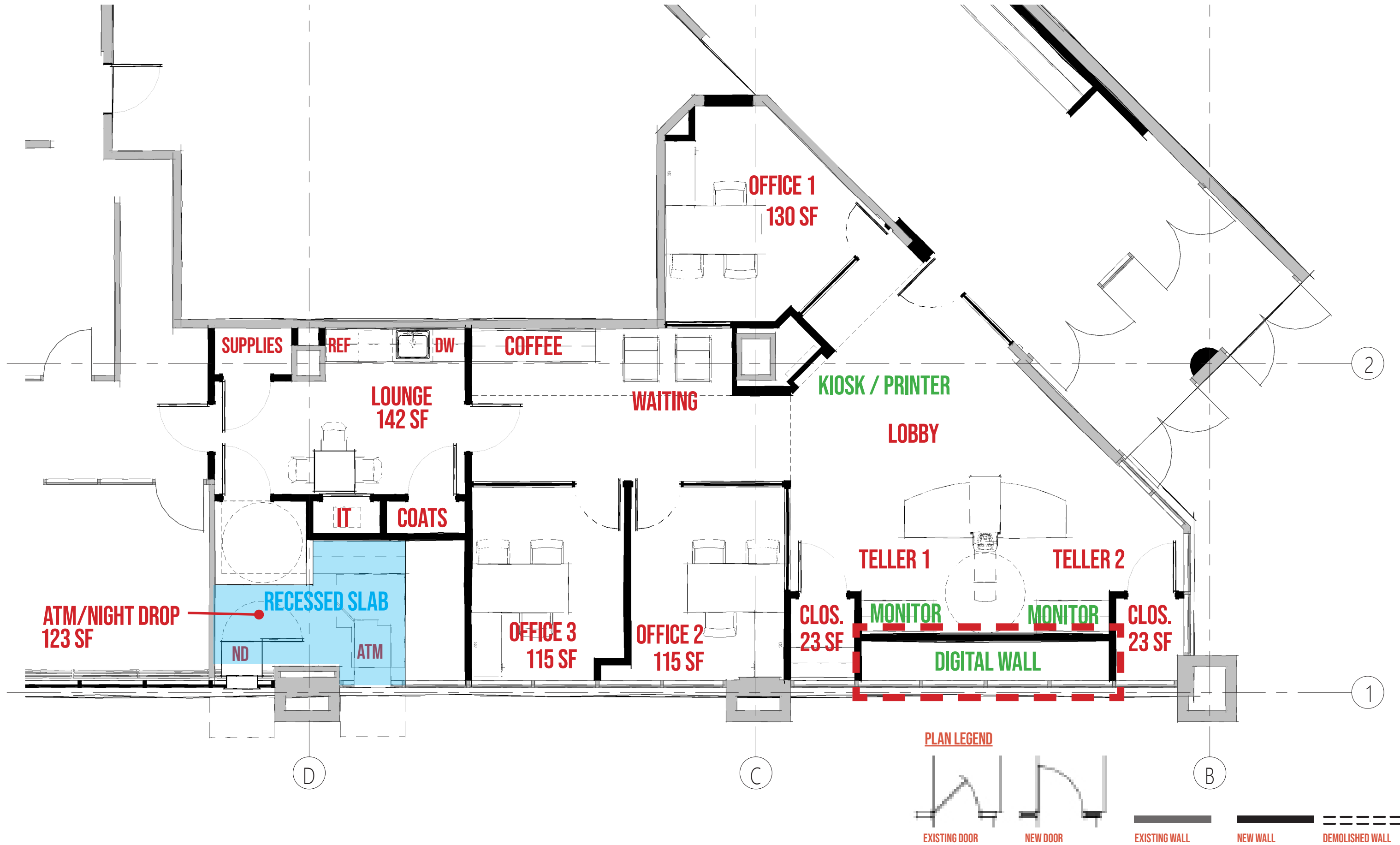
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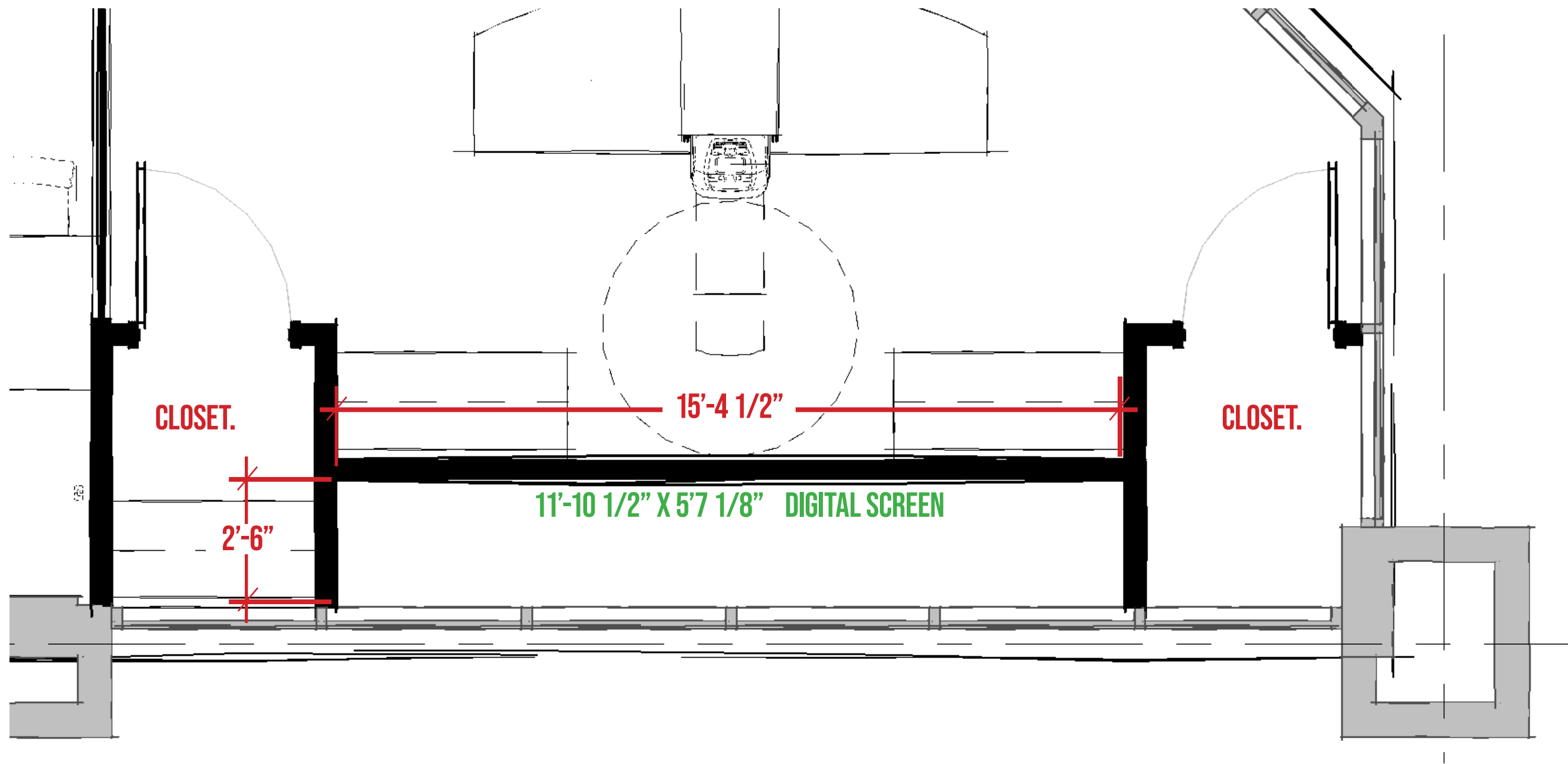
EXISTING FACADE | JULY 2, 2026

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FLOOR PLAN | JULY 2, 2026

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ENLARGED FLOOR PLAN | JULY 2 , 2026

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PROPOSED DIGITAL SCREEN | JULY 2, 2026

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CONTEXT STREET VIEWS | JULY 2, 2026

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CONTEXT STREET VIEWS | JULY 2, 2026

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