



### A. PROJECT INFORMATION

#### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is:  Development Project  Protest Appeal

ZDR Case Number: BDA-2026-01401

Project Description: High Wall Sign

Case Review Date: March 2026

#### 2. SITE INFORMATION

Development Address: 30 Isabella Street

Parcel (s): 8-H-211

Zoning Designation: RIV-NS

Neighborhood: North Shore

Registered Community Organization: None

Date of Development Activities Meeting: None Required

### B. ZBA REQUESTS

Type of Request: Variance

Code Section: 919.03.M.7(c)

Description: Only the name of the building or business shall be mounted higher than forty (40) feet above grade; signs from two different businesses proposed.

# PJ DICK TRUMBULL

## **PJ Dick Trumbull Highwall Sign Zoning Board of Adjustment Package**

Issued: February 24, 2026

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### **SITE ADDRESS**

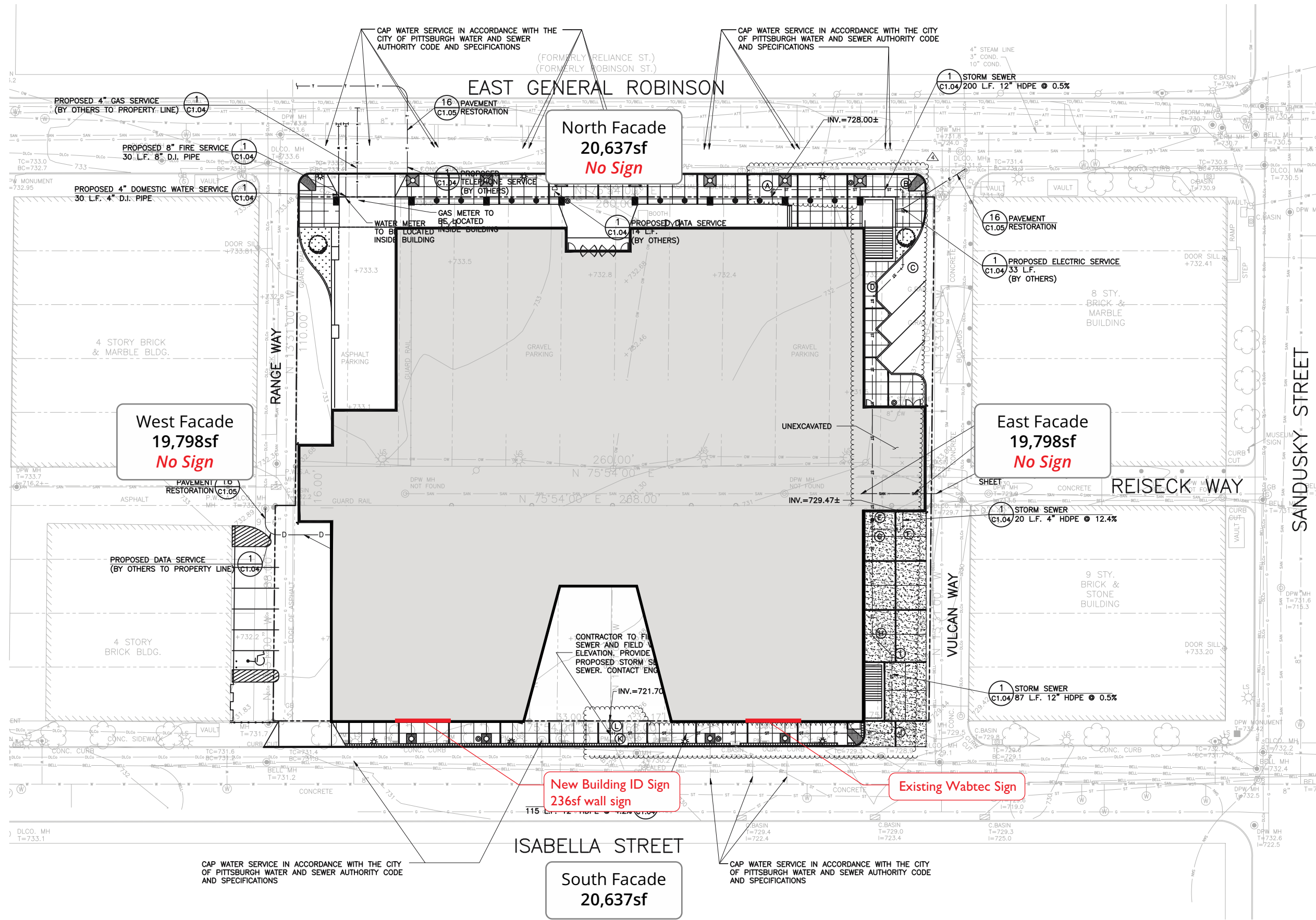
30 Isabella St  
Pittsburgh, PA 15212

### **KOLANO DESIGN**

6026 Centre Avenue  
Pittsburgh, Pennsylvania  
15206-3784

412-661-9000 kolano.com





LEGEND

- PROPERTY LINE
- EXISTING MANHOLE
- EXISTING STORM INLET
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITY
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC SERVICE
- PROPOSED TELEPHONE SERVICE
- PROPOSED DATA SERVICE

Environmental Renderings

February 24, 2026



Elevation Rendering

February 24, 2026



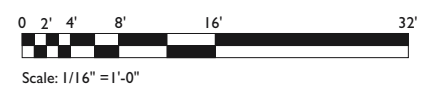
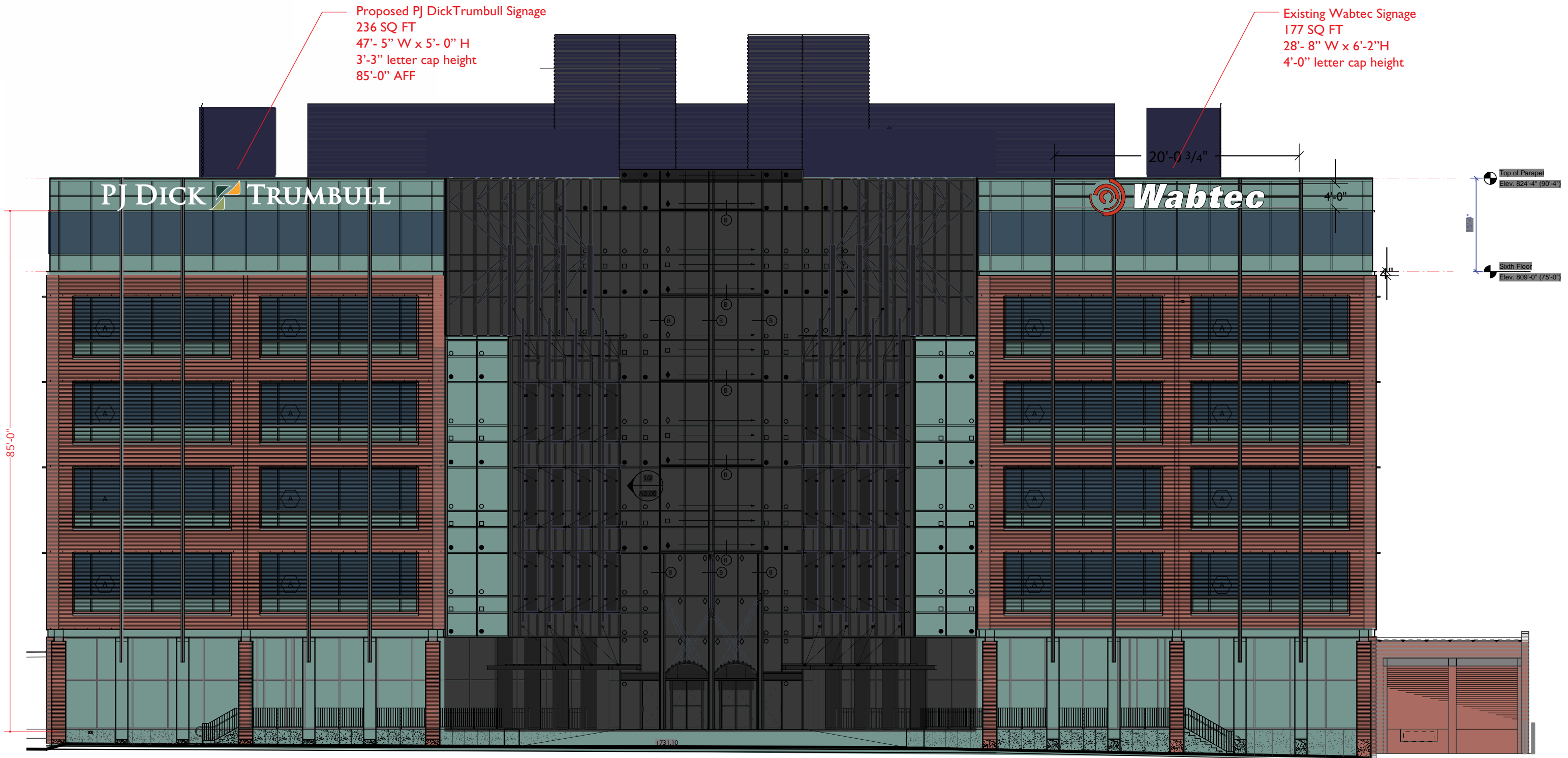
Elevation Rendering

February 24, 2026



Elevation View

February 24, 2026



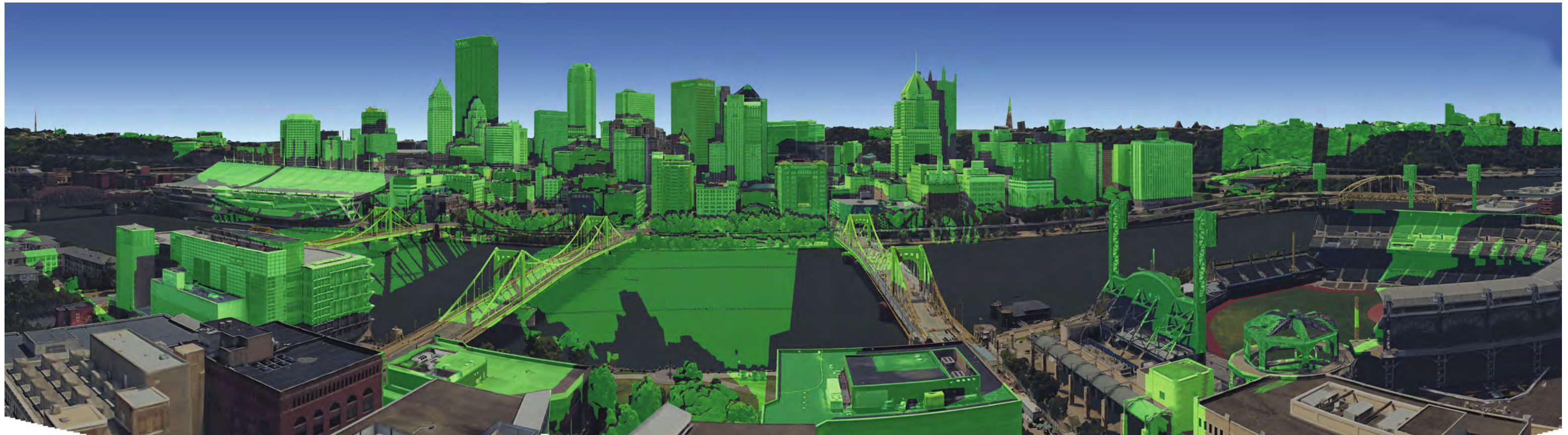
Sign/Building Area

Building South Facade Area: 20,637 sq. ft.  
 City max 2% of building face = 413 sq. ft.  
 Wabtec Sign: 177 sq. ft.  
 PJ Dick Sign: 236 sq. ft.  
 Combined Total: 413 sq. ft. (Allowable City max)

View from Sign Location

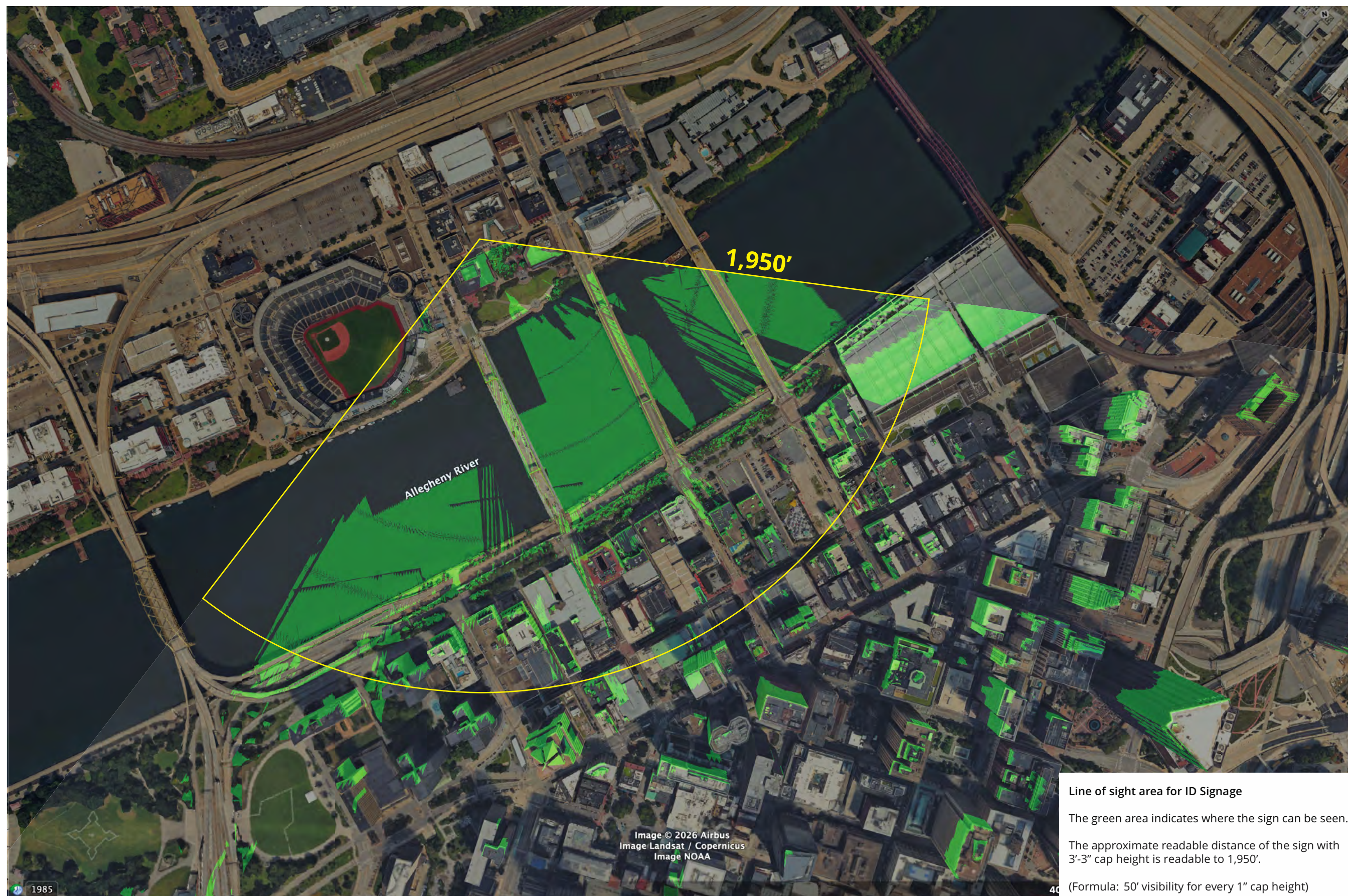
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The sign is expected to be visible from areas highlighted in green.



Sign Viewshed

February 24, 2026



**Line of sight area for ID Signage**  
The green area indicates where the sign can be seen.  
The approximate readable distance of the sign with 3'-3" cap height is readable to 1,950'.  
(Formula: 50' visibility for every 1" cap height)

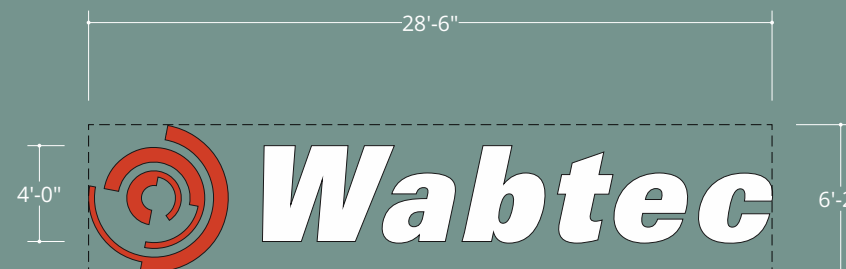
Logo Lockups

February 24, 2026



PJ Dick Trumbull logo modified with wider stroke

Proposed PJ Dick Trumbull Signage  
236 SQ FT  
47'- 5" W x 5'- 0" H  
3'-3" letter cap height



Existing Wabtec Signage  
177 SQ FT  
28'- 6" W x 6'-2"H  
4'-0" letter cap height



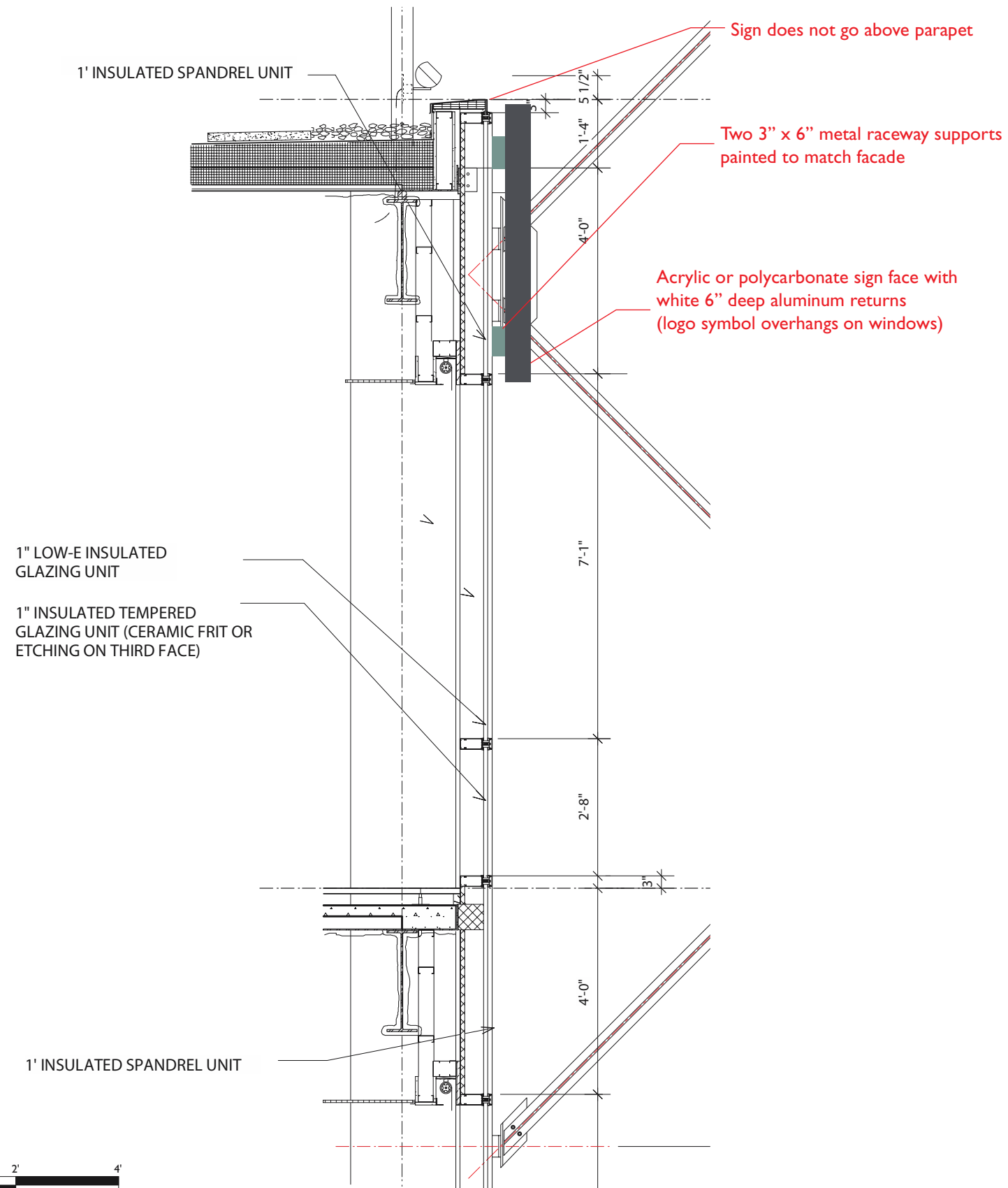
Existing forvis mazars signage  
119 SQ FT  
16'- 10" W x 7'-1"H  
3'-10" letter cap height



DIMENSIONS SHOWN ARE NOMINAL AND ROUNDED TO THE NEAREST WHOLE INCH.

# Sign Attachment Details

February 24, 2026



Scale: 3/8"=1'-0"

East, North, & West Facades

February 24, 2026

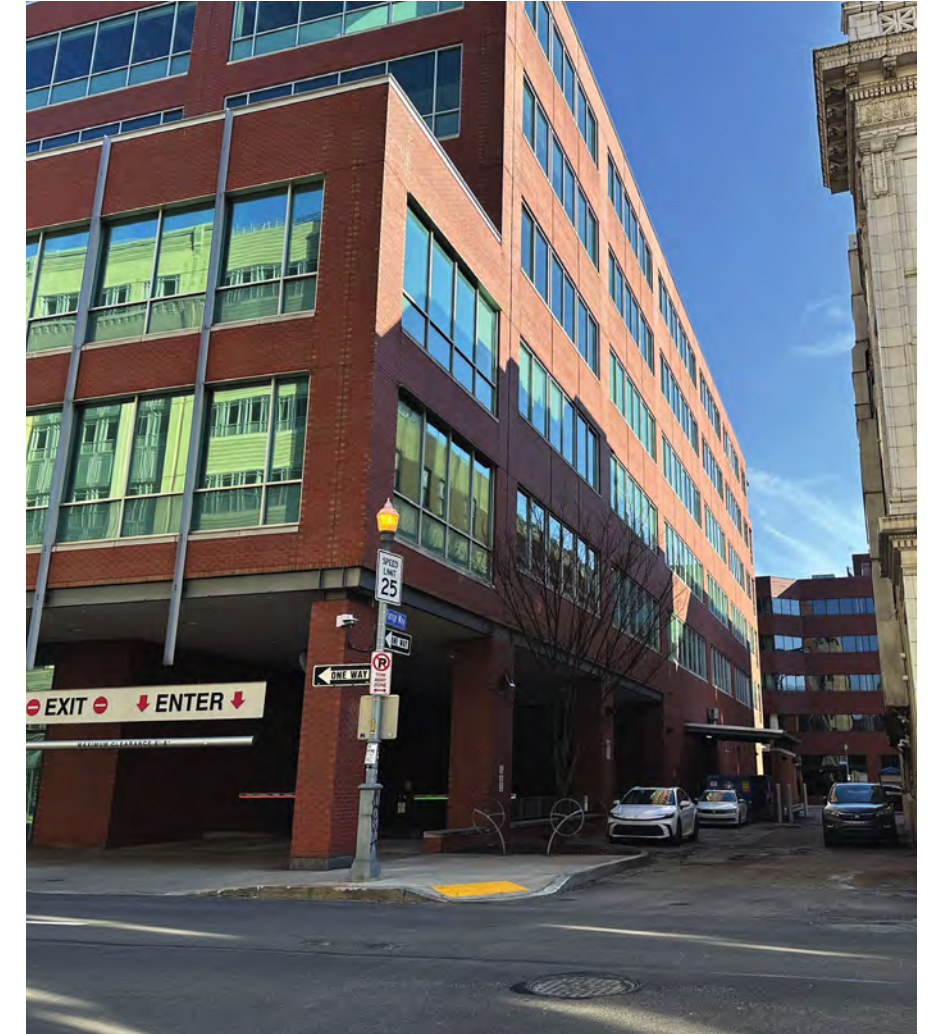
East Facade (no sign)



North Facade (no sign)



West Facade (no sign)



Building Address Plaques

February 24, 2026

Building Entrances on the North and South facades of the building are labeled as 30 Isabella Street.

South Facade



North Facade

