

**Meeting Agenda
State College Zoning Hearing Board
Regular Meeting
July 14, 2020
Remote / 12:00 p.m.**

I. Call To Order

II. Roll Call

III. Public Hour - Hearing Of Citizens

IV. Decisions

A. Variance Request - 240 South Pugh Street

B. Variance Request - 205 East Beaver Avenue

V. Other Matters For Discussion

VI. Adjournment

Documents:

[Zoning Hearing Board Complete Agenda Packet - July 14, 2020.pdf](#)

Meeting Agenda
State College Zoning Hearing Board
Remote Meeting
Tuesday, July 14, 2020
12:00 p.m.

I. Call to Order

II. Roll Call

Richard Kalin
Lee Lowry
Donna Queeney
David Bailey - Alternate

III. Public Hour - Hearing of Citizens

IV. Decisions

A. Variance Request – 240 South Pugh Street

Days Inn Penn State, 240 S. Pugh St., seeks a variance from the 25-foot height limit for exterior signs (§15-106: Limit on Height) required by State College's Sign Ordinance. Section 106 limits all signs, or any part thereof to a maximum height of 25 feet from grade to the highest part of the sign or any part thereof. The applicant intends to relocate an existing illuminated exterior sign to another area of the building but retain the nonconforming height of 45 feet from grade. Requests for variances are heard by the Zoning Hearing Board as authorized by Ch. XIX, Part C, Section 301 of the Municipal Code. The property is located in the General Commercial (C) zoning district.

B. Variance Request – 205 East Beaver Avenue

The owners of Scholar^x Hotel, under construction at 205 E Beaver Ave, are seeking variances from the following requirements as authorized by Ch. XIX, Part C, Section 301 Municipal Code:

- §15-106. Limit on Height. - Applicant intends to place a projecting sign at 29' 1.16" above grade to the top of the sign. The height limit is 25'.
- §15-110d. Projecting Signs. - The same sign is proposed to have a vertical dimension of 9' 9.16". Projecting signs are limited to a vertical dimension of 6'.
- §15-110e. Projecting Signs. - Applicant proposes to install two projecting signs along E Beaver Ave. Two projecting signs are allowed on corner lots, however each must face a separate public street.

- §19-2706f(2)(e). Specific Situational Requirements. - Applicant proposes to install decorative LED strip lighting near the roofline at an average height between 60' and 73' 6.75" from grade. The height limit is 25'. In addition, the proposed cumulative linear length of the same LED strip lighting is 644' 6.75". The cumulative length is limited to 200 linear feet of light tubing per building.
- §19-2713. Maximum Maintained Illuminance at the Property Line. - Applicant proposes outdoor lighting that exceeds permitted illumination levels at property lines. The limit is 0.5 foot-candles.

The property is a historic structure located in the Commercial Incentive District (CID) zoning district.

V. Other Matters for Discussion

VI. Adjournment