

MUNICIPALITY OF MONROEVILLE  
**ZONING HEARING BOARD**

February 2, 2022

7:30 PM

AGENDA

James Rosipal, Chairman  
Gary Grysiak, Vice Chairman  
Larry D'Agostino, Secretary  
Michael Gaydos  
Heather Wilkins

Bruce E. Dice & Associates, P.C., Solicitor  
Paul Whealdon, Community Planner / Zoning Officer  
Sharon McIndoe, Recording Secretary

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL

REORGANIZATION

APPROVAL OF MINUTES: Regular Meeting of December 1, 2021

**A. NEW BUSINESS**

1. 22-1-A  
Aaron Blum

Applicant requests a Variance from section 210 Fences of the Monroeville Zoning Ordinance, No. 1443, as amended, to construct a 6' tall, solid fence in the front yard of the property that faces Griffin Road. The property address is 301 Longview Drive (Tax Parcel: 543-H-178) and is a corner lot with two front yards, in the "R-2", One-Family Residential Zoning District.

2. 22-2-A  
Glenwood Condominiums

Applicant requests a Variance from section 210 Fences of the Monroeville Zoning Ordinance, No. 1443, as amended, to construct a 6' tall, solid fence in the front yard of the property that faces Old William Penn Highway. The property address is 500 Lakewood Drive (Tax Parcel: 977-E-393) and is a corner lot with two front yards, in the "R-3", Multi-Family Residential Zoning District.

3. 22-3-A  
Manilla Group, LLC

Applicant requests a Variance from Section 207.8 Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to permit off-street Parking that will encroach approximately 20' into the required 30' Front Yard Setback. The property is located at the intersection of Thompson Run Road and Frey Road (Tax Parcel: 637-J-139) in the "M-2" Industrial Zoning District.

**CONTINUED ON OTHER SIDE**

4. 22-4-A  
Manilla Group, LLC

Applicant requests a Variance from Table 308 Off Street Parking Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to reduce the number of parking spaces from the required 15 to 10. The property is located at the intersection of Thompson Run Road and Frey Road (Tax Parcel: 637-J-139) in the "M-2" Industrial Zoning District.

5. 22-5-A  
Henderson

Applicant requests a Variance from Table 201 A Permitted Uses, Conditional Uses, Yard and Area Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to construct a residential home that will encroach 10 feet into the required 30' Front Yard Building Setback along Jamison Lane. The property address is 166 Jamison Lane (Tax Parcel: 639-M-097), in the "R-2" One-Family Residential Zoning District.

In addition, a work session is scheduled for Wednesday, February 2, 2022, to be held prior to the regular Zoning Hearing Board Meeting, at or about 7:00 p.m., in the Council Caucus Room, Monroeville Municipal Building, 2700 Monroeville Boulevard, Monroeville, Pennsylvania 15146.

ADJOURNMENT