

MUNICIPALITY OF MONROEVILLE  
**ZONING HEARING BOARD**

April 5, 2023

7:30 PM

AGENDA

VACANT, Chairman  
Gary Grysiak, Vice Chairman  
Larry D'Agostino, Secretary  
Michael Gaydos  
Heather Wilkins  
Robert Hutchison

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

APPROVAL OF MINUTES: Regular Meetings of December 7, 2022 and  
January 4, 2023

REORGANIZATION

**A. NEW BUSINESS**

1. 23-2-A  
Municipality of Monroeville  
Valley Park

Applicant requests a Variance from sections 804.B.(1)(b)3); 805.B(4)(a); 805.B.(4)(a)(7) of ordinance 2618 which amends the Monroeville Zoning Ordinance, No. 1443, as amended, regarding development regulations within a floodplain to permit the construction of a pedestrian bridge, restroom facilities and a pavilion. The property is located at 1268 Abers Creek Road (Tax Parcel: 1108-P-047) and known as Valley Park, in the S, Conservancy Zoning District.

2. 23-3-A  
Terry Smith  
Child Care Facility

Applicant requests a Dimensional Variance from section 401.9 of the Monroeville Zoning Ordinance, No. 1443, as amended, to operate a Child Care Facility within 2,000 feet of an existing Child Care Facility. The property is located at 2510 Mossie Boulevard (Tax Parcel: 857-R-024), in the C-2, Business Commercial Zoning District.

CONTINUED ON OTHER SIDE

3.

23-4-A  
Marla Jordan

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 Second Avenue. The property address is 391 James Avenue (Tax Parcel: 642-J-032), in the "R-2" Single Family Residential Zoning District and is a corner lot.

In addition, a work session is scheduled for Wednesday, April 5, 2023, 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