

MUNICIPALITY OF MONROEVILLE
ZONING HEARING BOARD

June 1, 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

APPROVAL OF MINUTES: Regular Meeting of May 4, 2022

A. NEW BUSINESS

1. 22-11-A
Huong Nguyen

Applicant requests a Variance from Section 207.3(d) Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a pergola that will encroach into the required 30' Front Yard. The property is located at 228 Garden City Drive (Tax Parcel: 743-D-210) in the "R-2" One-Family Zoning District.

2. 22-12-A
Michael Hampshire

Applicant requests a Variance from Section 207.3(a) Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to install an 8' x 12' shed that will encroach approximately 2 feet into the required 10' Side Yard Setback for Accessory Structures to the south and approximately 9 feet into the required 10' Side Yard Setback for Accessory Structures to the west. The property is located at 613 Winterberry Road (Tax Parcel: 742-L-258) in the "R-2" One-Family Zoning District and is a corner lot with two front yards.

3. 22-13-A
William Shay

Applicant requests a Variance from Section 207.3(a) Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to install an 18' x 24' garage that will encroach approximately 5 feet into the required 10' Side Yard Setback for Accessory Structures. The property is located at 746 Illini Drive (Tax Parcel: 1106-R-150) in the "R-2" One-Family Zoning District.

CONTINUED ON OTHER SIDE

4. 22-14-A
Maplecrest, LLC

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 Nelson Drive. The property address is 355 Nelson Drive (Tax Parcel: 741-E-114), in the "R-2" One-Family Residential Zoning District.

5. 22-15-A
Hagerich

Applicant requests a Variance from Section 207.3(a) Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a 24' diameter above ground pool that will encroach approximately 2 feet into the required 10' Side and Rear Yard Setback for Accessory Structures. The property is located at 714 Cottonwood Drive (Tax Parcel: 637-K-080) in the "R-2" One-Family Zoning District.

6. 22-16-A
#1 Cochran Automotive

Applicant requests a Variance from Table 201 C Permitted Uses, Conditional Uses, Yard and Area Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to construct a Vehicle Sales Business that will encroach into the required 40' Building Setback along William Penn Highway. The property address is 4515 William Penn Highway (Tax Parcel: 977-E-009), in the "C-2" Business Commercial Zoning District.

7. 22-17-A
Bear Company signs

Applicant requests a variance from Section 307.12 of the Monroeville Zoning Ordinance, No. 1443, as amended, to reuse an existing free-standing sign in addition to a recently installed free-standing sign. The property is located at 3900 Monroeville Boulevard (Tax Parcel: 743-J-021), in the C-2, Business Commercial Zoning District.

In addition, a work session is scheduled for Wednesday, June 1, 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