

MUNICIPALITY OF MONROEVILLE  
**ZONING HEARING BOARD**

June 7, 2023

7:30 PM

AGENDA

Gary Grysiak, Chairman  
Larry D'Agostino, Vice Chairman  
Heather Wilkins, Secretary  
Michael Gaydos  
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 May 3, 2023

**A. NEW BUSINESS**

1. 23-9-A  
Nicole Kelly

Applicant requests a Dimensional Variance from Section 207.3(a) Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a 6'x8' storage shed that will encroach approximately 5' into the required 10' side yard Setback for accessory structures. The property is located at 602 Buttercup Drive (Tax Parcel: 742-F-118) in the "R-2" One-Family Zoning District.

2. 23-10-A  
Shirley Goppman

Applicant requests a Dimensional Variance from Section 207.3(a) Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a 10'x12' storage shed that will encroach approximately 15' into the required 30' front yard setback for accessory structures in the front yard of the property that faces Holy Cross Drive. The property is located at 1239 Old Concord Road (Tax Parcel: 980-A-195) in the "R-1" One-Family Zoning District and is a corner lot.

**CONTINUED ON OTHER SIDE**

3. 23-11-A  
Runnell Wilson

Applicant requests a Dimensional 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 Firethorn Drive. The property address is 517 Firethorn Drive (Tax Parcel: 637-M-012), in the "R-2" Single Family Residential Zoning District and is a corner lot.

4. 23-12-A  
The Mannik and Smith Group

Applicant requests a Dimensional Variance from Section 207.3 Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a dumpster enclosure that will encroach approximately 30' into the required 40' building setback for accessory structures in the front yard of the property that faces Old Abers Creek Road. The property is located at 1731 Golden Mile Highway (Tax Parcel: 1243-A-117) in the "C-2" Business Commercial Zoning District and is a "Through Lot" with two front yards.

In addition, a work session is scheduled for Wednesday, June 7, 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