

MUNICIPALITY OF MONROEVILLE  
**ZONING HEARING BOARD**

July 6, 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 June 1, 2022

**A. NEW BUSINESS**

1. 22-18-A  
Corey Messenger

Applicant requests a Dimensional Variance from section 210 Fences of the Monroeville Zoning Ordinance, No. 1443, as amended, to construct a 6' tall, chainlink fence in the front yard of the property that faces Rickey Drive. The property address is 302 Rickey Drive (Tax Parcel: 742-S-349), in the "R-2" Single Family Residential Zoning District.

2. 22-19-A  
Campbell

Applicant requests a Use Variance from Table 201 D of the Monroeville Zoning Ordinance, No. 1443, as amended, to operate a "Brewery" business from an existing building in the Moya Industrial Park. The property is located at 203 Townsend Drive (Tax Parcel: 854-E-341), in the M-1, Planned Industrial Zoning District

3. 22-20-A  
Spectrum Charter School

Applicant requests a Use Variance from Table 201 A of the Monroeville Zoning Ordinance, No. 1443, as amended, to operate an "Office" from an existing residential building on the property. The house is located at 4371 Northern Pike (Tax Parcel: 977-N-091), in the R-2, One-Family Residential Zoning District

**CONTINUED ON OTHER SIDE**

4.

22-21-A  
Christopher Schutte

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 an 8' x 12' shed that will encroach approximately 9' into the required 10' Side Yard Setback for Accessory Structures. The property is located at 717 Lincoln Avenue (Tax Parcel: 545-D-276) in the "R-2" One-Family Zoning District.

5.

22-22-A  
Melissa Bytner

Applicant requests a Dimensional Variance from section 207.8 of the Monroeville Zoning Ordinance, No. 1443, as amended, to increase the size of an existing driveway beyond the maximum permissible 25% of the front yard. The property is located at 158 Willow Drive (Tax Parcel: 640-G-394), in the R-2, One-Family Residential Zoning District.

In addition, a work session is scheduled for Wednesday, July 6, 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