

MUNICIPALITY OF MONROEVILLE  
**ZONING HEARING BOARD**

August 2, 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 July 5, 2023

**A. OLD BUSINESS**

1. 23-15-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(a)(1) "Billboards: Location" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will encroach approximately 8' into the required 10' Front Yard Setback. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 638-D-312), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

**THIS ITEM WAS TABLED AT THE JULY 5, 2023 MEETING**

2. 23-16-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(b) "Billboards: Size and Height" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will exceed the 150 sf maximum size of a billboard by 522 sf per each side for a total of 672 sf per side. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 638-D-312), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

**THIS ITEM WAS TABLED AT THE JULY 5, 2023 MEETING**

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3. 23-17-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(b)(2) "Billboards: Size and Height" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will exceed the 10' x 15' maximum dimensions of a billboard by 4' and 33' (respectively) for total dimensions of 14' x 48' per each side. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 638-D-312), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

**THIS ITEM WAS TABLED AT THE JULY 5, 2023 MEETING**

4. 23-18-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(b)(3) "Billboards: Size and Height" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will exceed the maximum height requirement of 24' above a roadway by 15' for a total height of 39' for each side. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 638-D-312), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

**THIS ITEM WAS TABLED AT THE JULY 5, 2023 MEETING**

5. 23-19-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(c)(1) "Billboards: Construction Methods" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will exceed the 3.0' maximum diameter of a single vertical support by 0.5' for a total diameter of 3.5'. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 638-D-312), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

**THIS ITEM WAS TABLED AT THE JULY 5, 2023 MEETING**

6. 23-20-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(a)(1) "Billboards: Location" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will encroach approximately 8' into the required 10' Front Yard Setback. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 742-N-015), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

**THIS ITEM WAS TABLED AT THE JULY 5, 2023 MEETING**

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7. 23-21-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(b) "Billboards: Size and Height" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will exceed the 150 sf maximum size of a billboard by 522 sf per each side for a total of 672 sf per side. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 742-N-015), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

**THIS ITEM WAS TABLED AT THE JULY 5, 2023 MEETING**

8. 23-22-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(b)(2) "Billboards: Size and Height" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will exceed the 10' x 15' maximum dimensions of a billboard by 4' and 33' (respectively) for total dimensions of 14' x 48' per each side. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 742-N-015), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

**THIS ITEM WAS TABLED AT THE JULY 5, 2023 MEETING**

9. 23-23-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(b)(3) "Billboards: Size and Height" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will exceed the maximum height requirement of 24' above a roadway by 15' for a total height of 39' for each side. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 742-N-015), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

**THIS ITEM WAS TABLED AT THE JULY 5, 2023 MEETING**

10. 23-24-A  
OWPH Devco, LLC

Applicant requests a Dimensional Variance from Section 307.14(c)(1) "Billboards: Construction Methods" of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a billboard that will exceed the 3.0' maximum diameter of a single vertical support by 0.5' for a total diameter of 3.5'. The property is a vacant lot on Old William Penn Highway (Tax Parcel: 742-N-015), in the "C-2" Business Commercial Zoning District and is a lot with two front yards.

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**B. NEW BUSINESS**

1. 23-26-A  
John Connors

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 40'x40' storage building in the front yards of the property that face Center Road and My Way. The property address is 274 Center Road (Tax Parcel: 743-D-041), in the "C-2" Business Commercial Zoning District and is a corner lot.

11. 23-27-A  
Andrew and Eileen Sorbie

Applicant requests a Dimensional Variance from Section 207.3 Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to install an above ground pool in the front yard of the property that faces Miller Alley. The property address is 1729 Miller Alley (Tax Parcel: 640-A-009), in the "R-2" Single Family Residential Zoning District and is a "Through" Lot that has two front yards.

In addition, a work session is scheduled for Wednesday, August 2, 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