

MUNICIPALITY OF MONROEVILLE  
**ZONING HEARING BOARD**

September 6, 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 August 2, 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 AUGUST 2, 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 AUGUST 2, 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 AUGUST 2, 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 AUGUST 2, 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 AUGUST 2, 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 AUGUST 2, 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 AUGUST 2, 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 AUGUST 2, 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 AUGUST 2, 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. 23-28-A  
C.L.A.S.S.

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 816 Cranberry Drive (Tax Parcel: 637-G-179), in the R-2, One-Family Residential Zoning District.

2. 23-29-A  
Atif Imran

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 deck that will encroach approximately 6' into the required 10' Side Yard Setback for Accessory Structures. The property address is 1317 Knollwood Drive (Tax Parcel: 979-R-326), in the "R-2" Single Family Residential Zoning District. Construction of the deck has begun without required permits.

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