

MUNICIPALITY OF MONROEVILLE  
**ZONING HEARING BOARD**

September 7, 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 August 3, 2022

**A. OLD BUSINESS**

1. 22-23-A  
Sierra Kauffman

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 Miller Alley. The property address is 1815 Miller Avenue (Tax Parcel: 640-B-269) and is a "Through" lot, in the "R-2", One-Family Residential Zoning District.

**THIS ITEM WAS TABLED AT THE AUGUST 3, 2022 ZONING HEARING BOARD MEETING**

**B. NEW BUSINESS**

1. 22-25-A  
Transformation Media, LLC

Applicant requests a Variance from sections 307.14(c)(4), 307.14(c)(5), 307.14(c)(6) of the Monroeville Zoning Ordinance, No. 1443, as amended, to eliminate landscaping requirements for a proposed billboard. The property address is 4400 Broadway Boulevard (Tax Parcel: 747-S-147) in the "M-2", Industrial Zoning District.

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2.

22-26-A  
COEUR Church

Applicant requests a Use Variance from Table 201 C Permitted Uses, Conditional Uses, Yard and Area Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to operate a school in association with an existing church. The property is located at 4041 William Penn Highway (Tax Parcel: 743-L-367) in the "C-2" Business Commercial Zoning District.

3.

22-27-A  
Ken Hughes

Applicant requests a Dimensional Variance from Table 201 A Permitted Uses, Conditional Uses, Yard and Area Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended, to increase the size of an existing garage that will encroach approximately 25' feet into the required 30' Front Yard Building Setback along Coal Alley. The property address is 730 Shaw Avenue (Tax Parcel: 545-D-358), in the "R-2" One-Family Residential Zoning District and is a property that has three (3) front yards.

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