

MUNICIPALITY OF MONROEVILLE
ZONING HEARING BOARD

November 1, 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 October 4, 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 OCTOBER 4, 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 OCTOBER 4, 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 OCTOBER 4, 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 OCTOBER 4, 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 OCTOBER 4, 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 OCTOBER 4, 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 OCTOBER 4, 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 OCTOBER 4, 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 OCTOBER 4, 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. 23-31-A
Matthew Wilson

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 8' into the required 10' Side Yard Setback for Accessory Structures. The property address is 309 Newbury Drive (Tax Parcel: 976-N-004), in the "R-3" Multiple Family Residential Zoning District. The shed has been installed.

2. 23-32-A
Paul Seneca

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'x12' storage shed in the front yard. The property address is 407 Center Road (Tax Parcel: 855-F-380), in the "R-2" One Family Residential Zoning District. The shed has been installed.

3. 23-33-A
Leo Makosky

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 that will encroach approximately 3' into the required 10' Side Yard Setback for Accessory Structures and 1' into the required 10' Rear Yard Setback for Accessory Structures. The property address is 526 Bellwood Avenue (Tax Parcel: 543-L-048), in the "R-2" One Family Residential Zoning District.

In addition, a work session is scheduled for Wednesday, November 1, 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