

MUNICIPALITY OF MONROEVILLE  
ZONING HEARING BOARD  
PUBLIC NOTICE  
TAKE NOTICE that the Zoning Hearing Board of the Municipality of Monroeville has scheduled their monthly meeting for Wednesday, September 6, 2023, at or about 7:30 p.m., in Council Chambers in the Monroeville Municipal Building, 2700 Monroeville Boulevard, Monroeville, Pennsylvania. At this time and place, the Zoning Hearing Board will hear the following requests, as well as those that may have been continued from previous meetings.

**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**

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**

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.  
**THIS ITEM WAS TABLED AT THE AUGUST 2, 2023 MEETING**

**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.

11. 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  
Paul H. Vheadon III, RLA, AICP  
Community Planner and  
Zoning Officer