

ZONING HEARING BOARD

MONTHLY MEETING

TAKE NOTICE that the Zoning Hearing Board of the Municipality of Monroeville has scheduled their monthly meeting for Wednesday, October 4, 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 OWPB 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 SEPTEMBER 6, 2023 MEETING**

2. 23-16-A OWPB 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 SEPTEMBER 6, 2023 MEETING**

3. 23-17-A OWPB 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 SEPTEMBER 6, 2023 MEETING**

4. 23-18-A OWPB 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 SEPTEMBER 6, 2023 MEETING**

5. 23-19-A OWPB 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 SEPTEMBER 6, 2023 MEETING**

6. 23-20-A OWPB 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 SEPTEMBER 6, 2023 MEETING**

7. 23-21-A OWPB 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 SEPTEMBER 6, 2023 MEETING**

8. 23-22-A OWPB 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 SEPTEMBER 6, 2023 MEETING**

9. 23-23-A OWPB 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 SEPTEMBER 6, 2023 MEETING**

10. 23-24-A OWPB 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 SEPTEMBER 6, 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. 23-30-A Verizon Wireless Applicant requests a Dimensional Variance from section 401.55.C.1.k. of the Monroeville Zoning Ordinance, No. 1443, as amended, to construct a communication tower fifty (50) feet beyond the maximum permissible height of two hundred (200) feet for a total height of two hundred fifty (250) feet. The property is located at 2465 Johnson Road (Tax Parcel: 641-G-53), in the S, Conservancy Zoning District. In addition, a work session is scheduled for Wednesday, October 4, 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.

Paul H. Whealdon III, RLA, AICP

Community Planner and Zoning Officer