

**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, November 1, 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 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**

**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**

**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. **THIS ITEM WAS TABLED AT THE OCTOBER 4, 2023 MEETING**

**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.

Paul H. Whealdon III, RLA,  
Community Planner and Zoning Officer