

**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, February 7, 2024, 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. NEW BUSINESS

1. 24-1-A Roy Musser

Applicant requests variances from section 312 Special Zoning Districts Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 2779 to permit the creation of three separate properties.

Lot 1 variances:

- Reduce the required lot area from 20,000 square feet to 4,599 square feet
- Reduce the required lot width from 100 feet to 49.7 feet
- Reduce the required lot frontage from 60 feet to 49.7 feet
- Reduce the required side yard from 15 feet to 2.5 feet
- Reduce the required rear yard from 40 feet to 34.8 feet

Lot 2 variances:

- Reduce the required lot frontage from 60 feet to 15.2 feet

The property is located at 1876 Haymaker Road (Tax Parcel: 861-A-119), in the S, Conservancy Zoning District.

In addition, a work session is scheduled for Wednesday, February 7, 2024, 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