

**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, April 3, 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. OLD BUSINESS

1.24-2-A

Roli Eduneju

Applicant requests a Use Variance from section 1211 Special Exceptions of the Monroeville Zoning Ordinance, No. 2779 to operate a Bed and Breakfast. The property is located at 3986 Hazelwood Drive (Tax Parcel: 743-P-204), in the R-2, Single/Multi-Family Residential Zoning District.

**THIS ITEM WAS TABLED
UNTIL THE APRIL 3, 2024
ZONING HEARING BOARD
MEETING**

B. NEW BUSINESS

1.24-6-A

Jonathan Junker

Applicant requests a Dimensional Variance from Article III, Section 315 Supplemental Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 2779, to install a 10'x18' shed in the required 10' side yard of the property. The property address is 2124 Berkshire Drive (Tax Parcel: 980-N-232), in the "R-2" Single Family Residential Zoning District.

2.24-7-A

GTI Pennsylvania, LLC

Green Thumb Industries / RISE Applicant requests a Variance from Article V, Section 504.XX Medical Marijuana Dispensary of the Monroeville Zoning Ordinance, No. 2779 to permit a Medical Marijuana Dispensary within 1,000 feet of a church or school as per the Pennsylvania Medical Marijuana Act, 35 P.S. 10231.2107. The property is located at 3841 William Penn Highway (Tax Parcel: 743-J-260), in the BLVD, Boulevard Zoning District.

In addition, a work session is scheduled for Wednesday, April 3, 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