

**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, March 5, 2025, 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. 25-1-A**

Pyramid Healthcare, Inc.

Applicant requests a variance from Article IX Off-Street Parking and Loading, Section 904 Minimum Parking Requirements of the Monroeville Zoning Ordinance, No. 2779 to reduce the number of required parking spaces from 196 to 64. The property is located at 279 Center Road (Tax Parcel: 743-D-303), in the BLVD, Boulevard Zoning District.

**2. 25-2-A**

Mark VerHill

Applicant requests a Special Exception as per Article XII, Section 1211.C.1) Apiaries of the Monroeville Zoning Ordinance, No. 2779 to establish an apiary (beehive colony). The property is located at 1359 Abers Creek Road (Tax Parcels: 1108-L-249 and 1108-L-231), in the R-2, Single/Multi-Family Residential Zoning District.

**3. 25-3-A**

Dustin Matos

Applicant requests a variance from Article VIII, Section 808.B) Fences and Hedges of the Monroeville Zoning Ordinance, No. 2779 to construct a 6' tall, solid fence in the front yard of the property that faces Monteverde Drive. The property is located at 2410 Mount Pleasant Road (Tax Parcel: 640-P-158), in the R-2, Single/Multi-Family Residential Zoning District and is a corner lot with two (2) front yards.

In addition, a work session is scheduled for Wednesday, March 5, 2025, 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