

MUNICIPALITY OF MONROEVILLE
ZONING HEARING BOARD

March 5, 2024

7:30 PM

AGENDA

Michael Gaydos, Chairman
Larry D'Agostino, Vice Chairman
Heather Wilkins, Secretary
Robert Hutchison
Kevin Whitfield

Bruce E. Dice & Associates, P.C., Solicitor
Paul Whealdon, Community Planner / Zoning Officer
Sharon McIndoe, Recording Secretary

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL

REORGANIZATION

APPROVAL OF MINUTES: Regular Meeting of December 4, 2024

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.

CONTINUED ON NEXT PAGE

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.

ADJOURNMENT