

MUNICIPALITY OF MONROEVILLE  
**ZONING HEARING BOARD**

April 2, 2025

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

APPROVAL OF MINUTES: Regular Meeting of March 5, 2025

**A. NEW BUSINESS**

1. 25-4-A  
300 Seco Road Partners, LLC

Applicant requests a variance from *Article III District Regulations, Section 309.F Industrial Zoning Districts* of the Monroeville Zoning Ordinance, No. 2779 to install a 5,000 square foot accessory structure that will exceed the maximum allowable square footage of 500 square feet by 4,500 square feet. The property is located at 300 Seco Road (Tax Parcel: 855-G-156), in the M-1, Planned Industrial Zoning District.

2. 25-5-A  
Carlos Scott

Applicant requests a dimensional variance from *Article III District Regulations, Section 306 Residential Zoning Districts Lot and Yard Requirements; Table 301 Lot and Dimensional Requirements* of the Monroeville Zoning Ordinance, No. 2779 to build a house that will encroach into the required 30' front yard setback by 22'. The property is a vacant, corner lot located along Orchard Street (Tax Parcel: 746-A-134) with 3 front yards, in the R-2, Single/Multi-Family Zoning District. The area of the proposed encroachment faces an un-opened right of way (paper street).

In addition, a work session is scheduled for Wednesday, April 2, 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