

MUNICIPALITY OF MONROEVILLE
ZONING HEARING BOARD

May 7, 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 April 2, 2025

A. NEW BUSINESS

1. 25-6-A
Steven and Anna Hensel

Applicant requests a Special Exception as per *Article XII Zoning Hearing Board, Section 1211.C.4) Chickens* of the Monroeville Zoning Ordinance, No. 2779 to install a chicken coop and raise no more than four (4) hens. The property is located at 310 Oakwood Drive (Tax Parcel: 859-N-265), in the R-2, Single/Multi-Family Zoning District.

2. 25-7-A
Tom and Nicole Bittner

Applicant requests a Special Exception as per *Article XII Zoning Hearing Board, Section 1211.C.4) Chickens* of the Monroeville Zoning Ordinance, No. 2779 to install a chicken coop and raise no more than four (4) hens. The property is located at 1306 Abers Creek Road (Tax Parcel: 1108-R-172), in the R-2, Single/Multi-Family Zoning District.

3. 25-8-A
Tom and Nicole Bittner

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'x24' chicken coop in the required 30' front yard of the property. The property address is 1306 Abers Creek Road (Tax Parcel: 1108-R-172), in the R-2, Single/Multi-Family Zoning District and is a corner lot with two front yards.

CONTINUED

In addition, a work session is scheduled for Wednesday, May 7, 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