

**BRIDGEVILLE BOROUGH PUBLIC HEARING  
DECEMBER 17, 2014  
7:00 P.M.  
425 BOWER HILL ROAD  
BRIDGEVILLE, PA 15017**

**MEMBERS PRESENT:**

Council President,  
Michael Tolmer  
Council Vice President,  
Bruce Ghelarducci  
Council,  
Nino Petrocelli, Sr.  
Jason Sarasnick  
William Colussy

Jason Sarasnick – left at 7:50 p.m.  
William Henderson - Absent  
Neil Lyons - Absent  
Police Chief, Chad King – Absent  
Fire Chief, William Chilleo - Absent  
SouthBridge EMS, Dan Miller – Absent

**ALSO PRESENT:**

Mayor, Pasquale DeBlasio  
Solicitor, Thomas McDermott  
Engineer, Joe Sites  
Borough Manager, Lori Collins

The Public Hearing is called to order with the pledge of allegiance and a moment of silence for the sick, handicapped, departed and military personnel of the community.

**ROLL CALL**

**VISITORS, PLEASE STATE NAME AND ADDRESS**

Mario DeBlasio – 415 Station Street  
Bridgeville, PA 15017

Mr. DeBlasio stated that he owns the building at 415 Station Street. He would like to have a mixed use with apartments on the top floor, with over 50% retail on the first floor.

**REVIEW OF CONDITIONAL USE APPLICATION – 415 STATION STREET**

A review of the Zoning Application of DeBlasio Properties seeking approval for a proposed “Apartment in Combination with Business” use at 415 Station Street, located in the (B) Business District, a Conditional Use Per Zoning Ordinance Chapter 27 §701B(1)(a) and Chapter 27 §903.2 was conducted.

Solicitor McDermott stated for the record and proof of publication that per the MPC; this has been advertised in two separate newspapers dated December 10, 2015. The Conditional Use hearing meets the criteria in Chapter 9. We are required to have a public hearing within 60 days, 45 days after the closing of hearing. Also for the record; this is not a meeting, this is a hearing. He stated that he would like to place the Engineer’s packet and comments into the record along with his letters dated October 16, 23 and 27<sup>th</sup>, and November 25, 2014. He also stated for the

record that the Planning Commission had a meeting on October 22, 2014 in which case the application was tabled. The plan was revised within 10 days of their December meeting.

Engineer Sites read into the record his letters that are attached to the minutes.

Mr. DeBlasio stated that he is going to comply with the code and not the Engineer's recommendation. He stated that he has a lease now on 5 parking spaces with the Dreon family. He will work to make that formal and fit in with the Borough Code or he will get parking spaces from the parking authority. He stated that he is not seeking a variance with that issue. He will follow whatever the Borough Codes are.

Solicitor McDermott stated that the ordinance itself requires a variance as it applies to cover the façade application and roof pitch. The Borough Council itself does not have the power to change this ordinance by decision. It is a matter for the Zoning Hearing Board and will be handled in a professional manner.

Mr. DeBlasio explained to Council the Safety issues of the transformers near his building.

Solicitor McDermott stated for the record that the Zoning Hearing will be held on January 7, 2015 and Council cannot make a decision on this until the Council meeting on January 12, 2015. The Building Permits cannot be issued until the zoning approval and the site plan approvals are issued; which are under review right now.

Mr. DeBlasio stated that the Borough of Bridgeville allowed him to continue with the Phase I drawings. Phase I is to get the façade done and find out if he can obtain some commercial tenants. The Phase II plans were submitted and are under review with the Building Inspector. He stated that he would like to postpone his zoning hearing on January 7, 2015 until after the council meeting. He is hoping that Council will act on this and he won't be required to go to the zoning hearing board.

Solicitor McDermott stated that the conditional use requires that you meet the design criteria.

Mr. DeBlasio stated for the record that he is withdrawing his application to the zoning hearing board and he will put that in writing tomorrow.

Solicitor McDermott stated for the record that he would like Mr. DeBlasio to reconsider and withdraw his action.

### CITIZEN COMMENTS


No Visitors.

### ADJOURNMENT

A motion to adjourn was made by B. Ghelarducci, seconded by J. Colosimo. Motion carried 6-0.

Meeting adjourned at 6:53 p.m.

Respectfully submitted,

  
Lori Collins  
Borough Manager



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C-54023

October 16, 2014

DeBlasio Properties  
104 Jounce Drive  
McMurray, Pa 15317

Att: Mario DeBlasio

Re: Building and Site Improvements  
415 Station Street – Bridgeville Borough, Allegheny County, PA

Dear Mr. DeBlasio;

Last week I talked with you regarding the need to submit to the Borough of Bridgeville a conditional use application for the aforementioned property since we had talked this summer that you were proposing to add a second floor and apartments to the building. Since this summer, you had made application to Bridgeville Borough for a building permit indicating that the type of work being performed was roofing and façade improvements. The application did not indicate that a second floor would be constructed on the building. Within the last week while in the Borough I observed that a second floor had been added to the building. When I contacted you earlier this week on October 14, 2014 and asked you how you were coming with the conditional use application for the apartments, you indicated that you were not sure that you were going to proceed with the apartments since you had an inquiry for office space.

Since you are making changes to the property, an application for site plan approval with a property survey and site improvements to the property must be submitted for consideration and approval by the Planning Commission and Borough Council. §103 (1) states that *"It shall be unlawful for the owner of land in the Borough to make a subdivision thereof, or to lay out, construct, open or dedicate for public use or travel, or for the common use of the occupants or buildings thereon, any street, sanitary sewer, building or tract of land, storm sewers, water main or other facilities in connection therewith unless and until a plan thereof shall have been prepared by a registered professional engineer or surveyor and submitted to and approved by the proper Borough official or body, as hereinafter provided"*



The subject property located at 415 Station Street is located in the B zoning district. As discussed in our prior communication, apartments are a conditional use per Section 701(B) 1 subject to §903.2 which establish the following requirements:

- A. *Dwelling units shall be located on the second floor or above or, if located on the first floor, shall be in a separate unit from the business.*
- B. *First floor dwelling units shall be permitted only if the principal use of the first floor is business.*
- C. *Each dwelling unit shall have the minimum habitable floor area specified below based on the number of bedrooms:*

<b>Number of Bedrooms</b>	<b>Minimum Habitable Floor Area</b>
<i>Efficiency</i>	<i>400 square feet</i>
<i>One bedroom</i>	<i>550 square feet</i>
<i>Two bedrooms</i>	<i>750 square feet</i>
<i>Three or more bedrooms</i>	<i>750 square feet, plus 150 square feet for each additional bedroom in excess of 2 bedrooms</i>

- D. *Dwelling units in basements or accessory garages shall not be permitted*
- E. *Each dwelling unit shall have a separate entrance that does not require passing through any area devoted to office or retail use.*
- F. *One parking space shall be provided for each dwelling unit. Shared parking for residential and commercial uses may be permitted, provided the peak hour for each of the uses differs in accordance with the Table in § 903.26.*
- G. *If parking cannot be provided on the site, off-site parking spaces shall be further subject to the requirements of §903.26.*
- H. *If parking for the dwelling unit is provide by an annual lease with the Parking Authority, failure to maintain said lease shall be a violation of this Chapter and shall result in revocation of the certification of occupancy for the dwelling unit.*

If you are planning to have office space on the second floor of the building, it is a permitted use per Section 710(A) 1(f) but a site plan still must be submitted for review and approval.



Any site plan prepared must follow the Area and Bulk Regulations of Section 702 of the zoning ordinance.

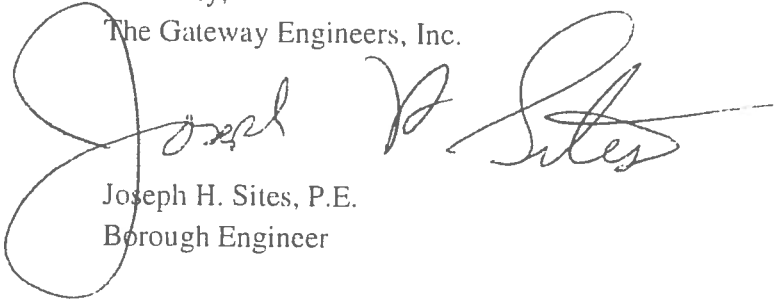
In addition to the zoning ordinance, the Borough has adopted architectural standards that must be followed for building improvements and construction within the Business District. These have been prepared and adopted to maintain the character and architecture of the Business District. A copy of these standards is available from the Borough office.

Regardless of what improvements are being made to the property, the required site plan must be prepared and submitted for approval. No additional work shall be performed on the site until the site plan has been submitted for review and approval by both the Planning Commission and Borough Council. The schedule of meetings is available for review from on the Borough website.

In addition to the above, your building permit will need to be revised and re-submitted with the appropriate plans for the proposed construction whether it is apartments or offices. These must be reviewed and approved by the building inspector and will be completed using the most current building code adopted by the Borough.

If you have any questions, please contact me.

Sincerely,  
The Gateway Engineers, Inc.



Joseph H. Sites, P.E.  
Borough Engineer

Cc: Lori Collins, Borough Manager





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C-54023

October 23, 2014

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Bridgeville Borough  
425 Bower Hill Road  
Bridgeville, PA 15017

Att: Lori Collins, Borough Manager

Re: Site Plan – Second Floor Addition  
Conditional Use Application – Apartments in Conjunction with a Business  
415 Station Street – B Zoning District

Dear Lori;

We are in receipt of and have reviewed the site plan for the second floor addition and conditional use application for the apartments in combination with a business for the building located on 0.0918 acres at 415 Station Street located in the B Zoning District. The applicant has indicated that they plan on using a portion of the first floor as commercial and the remainder built out as apartments and the second floor as apartments. Apartments in combination with a business are a conditional use subject to §903.2. The following are comments relative to the plan as prepared by Design Build 3 revised dated October 21, 2014:

1. §702(A) requires the minimum lot area to be 5,000 S.F. but since the lot is a non conforming lot of record, it may be developed without a variance to lot size, subject to compliance with §1503.1. **A zoning compliance certificate must be obtained.**
2. §702(B) requires the minimum lot width to be 60 feet , but since the lot is a non-conforming lot of record, it may be developed without a variance to lot width, subject to compliance with §1503.1. **A zoning compliance certificate must be obtained.**
3. §702(C) states that the maximum lot coverage is 75%. The building on the existing lot is grandfathered. The existing lot coverage is 85.3%.
4. §702(D) requires that the minimum front yard is 10 feet. The building on the existing lot is grandfathered.
5. §702(E) requires that the minimum rear yard is 5 feet. This requirement is being met.
6. §702(F) requires that the minimum side yard is 5 feet. The building on the existing lot is grandfathered.



7. §702(K) states that the maximum height for principal structures is 3 stories, but no more than 45 feet. The site plan application submitted states that the proposed height is 2 stories totaling 31.5 feet. **A copy of the architects plan showing the dimensions of the height of the building must be provided to verify the height.**
  
8. §703 states the parking requirements for the zoning district which references Article XI. §1102.1 (a) states that "In the "B" Business District, any property that is located within six hundred (600) feet of a metered public parking lot or metered on-street parking spaces is eligible for a parking exemption for any use authorized in the "B" District, other than dwelling units. The six hundred (600) feet shall be measured in a straight line along the public street rights of ways between the nearest corner of the intersection of the lot line with the right of way and the nearest corner of the public parking lot or metered off street parking space. For properties located within six hundred (600) feet of a metered public working lot or on-street metered parking, up to one hundred percent (100%) of the required parking may be exempted by Borough Council upon recommendation by the Planning Commission. **Public parking is available within six hundred (600) feet. A condition of the approval of the conditional use application shall be that the owner purchase parking permits from the parking authority and provide proof.**
  
9. §703 which references §1102.3 states that where more than one (1) use exists on a lot, parking requirements for each use shall be provided. The application states that the business on the first floor will be utilizing 858 S.F. and 7 dwelling units will occupy the building. **This requires that 10 parking spaces will be needed per the ordinance. The conditional use approval shall state that the required number of parking spaces per the borough ordinance must be complied with and if there is any change in the uses of the building, the calculation for the total required number of parking spaces and associated permits must be adjusted accordingly.**
  
10. Any proposed signage for the building must comply with §704 which references Article XII. **A separate sign permit application is required to be submitted for review and approval.**
  
11. §706 regarding Storage references Article X, §1008, which states per §1008.2 that "In all "B" and "T" Districts and on all properties containing multifamily dwellings located in any zoning district, all organic rubbish and discarded materials shall be placed in tight vermin proof containers on the property and shall be located in side or rear yards. Containers shall be emptied at least once a week". **The location of a trash enclosure and a detail for the construction must be shown on the plan.**
  
12. §707 addresses the design standards per Article X, §1013.
  - a. Section 1013.7 states that "for properties located in blocks where the majority of buildings are two(2) or more stories in height, any remodeling or replacement of an existing building in the same block shall be at least two(2) stories or shall be designed so that the facade and roof line give the appearance of a two story building". **The building involves the addition of a second floor with a roof pitch the pitch that may give the**





**appearance of an additional half or more story. The applicant shall provide an explanation for this type of construction. It should be noted that a variance may be required.**

- b. Section 1013.9 states that "the roof style and pitch of any proposed building or remodeled building in the "B" district shall match the roof styles and pitches of existing buildings in the same block on the same side of the street". A variance will be required since the roof style does not match the adjacent building roof styles and pitches. Upon a review of the adjacent buildings, the existing roofs are flat.**

The subject property is located in the B zoning district. Apartments are a conditional use per Section 701(B) 1 subject to §903.2 which establish the following requirements. A conditional use application form has been submitted, but the conditions of approval have not been addressed which are as follows:

- A. Dwelling units shall be located on the second floor or above or, if located on the first floor, shall be in a separate unit from the business.*
- B. First floor dwelling units shall be permitted only if the principal use of the first floor is business.*
- C. Each dwelling unit shall have the minimum habitable floor area specified below based on the number of bedrooms:*

<i>Number of Bedrooms</i>	<i>Minimum Habitable Floor Area</i>
<i>Efficiency</i>	<i>400 square feet</i>
<i>One bedroom</i>	<i>550 square feet</i>
<i>Two bedrooms</i>	<i>750 square feet</i>
<i>Three or more bedrooms</i>	<i>750 square feet, plus 150 square feet for each additional bedroom in excess of 2 bedrooms</i>
- D. Dwelling units in basements or accessory garages shall not be permitted*
- E. Each dwelling unit shall have a separate entrance that does not require passing through any area devoted to office or retail use.*
- F. One parking space shall be provided for each dwelling unit. Shared parking for residential and commercial uses may be permitted, provided the peak hour for each of the uses differs in accordance with the Table in § 903.26.*
- G. If parking cannot be provided on the site, off-site parking spaces shall be further subject to the requirements of §903.26.*

*H. If parking for the dwelling unit is provided by an annual lease with the Parking Authority, failure to maintain said lease shall be a violation of this Chapter and shall result in revocation of the certification of occupancy for the dwelling unit.*

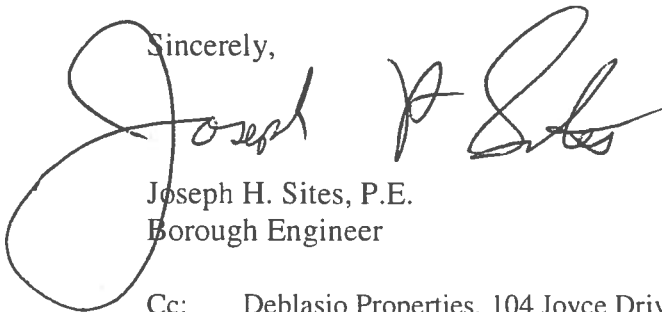
The applicant shall provide a written response to each of the conditions stated above for compliance. The square footage for each dwelling unit proposed must be provided for verification.

13. The plan indicates the access to the dwelling units is achieved by going through the property located at 413 Station Street. A copy of an executed agreement of ingress, egress, and regress with the adjacent property owner for this access must be provided.
14. If any ingress, egress and regress will be occurring with the owner of 419 Station Street, a copy of an executed agreement granting the aforementioned must be provided.
15. Do any agreements for ingress, egress, and regress with the property directly behind 415 Station Street currently exist or are in the process of being obtained? Copies of any agreement must be provided to the borough so that the property is accessible.
16. The plan indicates a "retaining wall (by others)" at the rear of the property. The top and bottom elevations of the wall must be indicated on the plan. Depending on the height of the wall, a separate building permit or grading permit may be required.
17. The layout of the open court yard proposed at the rear of the building must be detailed on the plan.
18. The location of any storm sewers proposed to be constructed for the collection of the runoff from the building must be shown on the plan with the appropriate details and where they will be discharging.
19. The calculations for the capacity of the roof downspouts and storm sewer must be provided that are signed and sealed by a professional engineer. No water is permitted to be discharged onto adjacent properties.

The plan has been reviewed for conformance to Borough Ordinance standards only. The review is based on information prepared by others and assumes this information is correct and valid as submitted.

If you have any questions, please contact me.

Sincerely,



Joseph H. Sites, P.E.  
Borough Engineer

Cc: Deblasio Properties, 104 Joyce Drive, McMurray, PA 15317  
Design Build 3 Architects, 1106 Whitestown Road, Butler, PA 16001

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C-54023

October 27, 2014

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Bridgeville Borough  
425 Bower Hill Road  
Bridgeville, PA 15017

Att: Lori Collins, Borough Manager

Re: Site Plan – Second Floor Addition  
Conditional Use Application – Apartments in Conjunction with a Business  
415 Station Street – B Zoning District

Dear Lori;

We are in receipt of and have reviewed the site plan for the second floor addition and conditional use application for the apartments in combination with a business for the building located on 0.0918 acres at 415 Station Street located in the B Zoning District. The applicant has indicated that they plan on using a portion of the first floor as commercial and the remainder built out as apartments and the second floor as apartments. Apartments in combination with a business are a conditional use subject to §903.2. The following are comments relative to the revised plans submitted on October 24, 2014 and revised sheets G-1, SP-1, A-1, and A-2 submitted on October 27, 2014 as prepared by Design Build 3 all with a revision date of October 21, 2014:

1. §702(A) requires the minimum lot area to be 5,000 S.F. but since the lot is a non-conforming lot of record, it may be developed without a variance to lot size, subject to compliance with §1503.1. **A zoning compliance certificate must be obtained.**
2. §702(B) requires the minimum lot width to be 60 feet, but since the lot is a non-conforming lot of record, it may be developed without a variance to lot width, subject to compliance with §1503.1. **A zoning compliance certificate must be obtained.**
3. §702(C) states that the maximum lot coverage is 75%. The building on the existing lot is grandfathered. The existing lot coverage is 85.3%.
4. §702(D) requires that the minimum front yard is 10 feet. The building on the existing lot is grandfathered.
5. §702(E) requires that the minimum rear yard is 5 feet. This requirement is being met.
6. §702(F) requires that the minimum side yard is 5 feet. The building on the existing lot is grandfathered.



7. §702(K) states that the maximum height for principal structures is 3 stories, but no more than 45 feet. Sheet A-3 of the submitted plans dimensions the height of the building as 35'-4" to the highest point. The plan shows a two (2) story building with the rake roof.
8. §703 states the parking requirements for the zoning district which references Article XI. §1102.1 (a) states that "In the "B" Business District, any property that is located within six hundred (600) feet of a metered public parking lot or metered on-street parking spaces is eligible for a parking exemption for any use authorized in the "B" District, other than dwelling units. The six hundred (600) feet shall be measured in a straight line along the public street rights of ways between the nearest corner of the intersection of the lot line with the right of way and the nearest corner of the public parking lot or metered off street parking space. For properties located within six hundred (600) feet of a metered public working lot or on-street metered parking, up to one hundred percent (100%) of the required parking may be exempted by Borough Council upon recommendation by the Planning Commission. **Public parking is available within six hundred (600) feet. A condition of the approval of the conditional use application shall be that the owner purchase parking permits from the parking authority and provide proof.**

**The applicant responded on October 27, 2014 that they believe that they are only obligated for a maximum of seven parking spaces which is one space for each residential unit. They have indicated that they will be asking for the planning commission to reduce the number to zero.**

**As stated above, metered public parking lot or metered on-street parking space is eligible for a parking exemption for any use authorized in the "B" District, other than dwelling units. A formal request for the exemption for the business parking would be required. The dwelling unit parking at the parking authority lots would have to be provided as a condition of approval unless a variance is obtained from the zoning hearing board.**

9. §703 which references §1102.3 states that where more than one (1) use exists on a lot, parking requirements for each use shall be provided. The application states that the business on the first floor will be utilizing 858 S.F. and 7 dwelling units will occupy the building. **This requires that 10 parking spaces will be needed per the ordinance. The conditional use approval shall state that the required number of parking spaces per the borough ordinance must be complied with and if there is any change in the uses of the building, the calculation for the total required number of parking spaces and associated permits must be adjusted accordingly.**

**The applicant responded on October 27, 2014 that three (3) spots are exempt per §1102.1. A formal written request for this exemption must be provided as referenced above.**

10. Any proposed signage for the building must comply with §704 which references Article XII. **A separate sign permit application is required to be submitted for review and approval.**



The applicant acknowledged on October 24, 2014 that they are aware of this.

11. §706 regarding Storage references Article X, §1008, which states per §1008.2 that "In all "B" and "T" Districts and on all properties containing multifamily dwellings located in any zoning district, all organic rubbish and discarded materials shall be placed in tight vermin proof containers on the property and shall be located in side or rear yards. Containers shall be emptied at least once a week". **The location of a trash enclosure has been shown on sheet SP-1 submitted on October 24, 2014, but it is being constructed and encroaching onto the adjacent property. The trash enclosure should be completely on the DeBlasio Property. If there is an agreement to construct on the neighboring property, a copy of the agreement must be provided to the Borough and be recorded at the Allegheny County Recorder of Deeds for future reference.**

12. §707 addresses the design standards per Article X, §1013.

- a. Section 1013.7 states that "for properties located in blocks where the majority of buildings are two(2) or more stories in height, any remodeling or replacement of an existing building in the same block shall be at least two(2) stories or shall be designed so that the facade and roof line give the appearance of a two story building". **The building involves the addition of a second floor with a roof pitch that may give the appearance of an additional half or more story. The applicant shall provide an explanation for this type of construction.**

The applicant in their October 24, 2014 response stated "The roof is pitched in a single pitch toward the south so as to maximize the benefits of Solar Energy generation. This would fit in with the Borough Green Building requirements. We also feel that considering the property is located on a slope the single pitch ties in nicely with the buildings to our right and left sides"

Since this is design standard item, the planning commission will need to review and provide an opinion on this item. A variance may be needed for the type of proposed construction.

- b. Section 1013.9 states that "the roof style and pitch of any proposed building or remodeled building in the "B" district shall match the roof styles and pitches of existing buildings in the same block on the same side of the street". **A variance will be required since the roof style does not match the adjacent building roof styles and pitches. Upon a review of the adjacent buildings, the existing roofs are flat.**

The application in their October 24, 2014 response stated "We believe that general characteristics of the roofline adhere to the boroughs overall desire for an architecturally pleasing structures that fit in nicely with the adjacent structures. If the planning commission does not agree we will ultimately apply for a variance"



13. The subject property is located in the B zoning district. Apartments are a conditional use per Section 701(B) 1 subject to §903.2 which establish the following requirements. A conditional use application form has been submitted, but the conditions of approval have not been addressed which are as follows:

A. *Dwelling units shall be located on the second floor or above or, if located on the first floor, shall be in a separate unit from the business.*

*Sheets A-1 and A-2 submitted on October 27, 2014 indicate 3 units on the first floor separate from the business space and 4 units on the second floor.*

B. *First floor dwelling units shall be permitted only if the principal use of the first floor is business.*

*Sheet A-1 which details the first floor build out that shows three dwelling units consisting of two type "B" units of 628 S.F. each and one type "C" unit of 869 S.F. for a total of 2,125 S.F. The total square footage of the business space is much less than the total of the dwelling units.*

*The Borough Zoning ordinance defines a principal uses as "The primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory". The plan as submitted appears to have the first floor dwelling units being predominant over the business use. This condition has not been met.*

C. *Each dwelling unit shall have the minimum habitable floor area specified below based on the number of bedrooms:*

<i>Number of Bedrooms</i>	<i>Minimum Habitable Floor Area</i>
<i>Efficiency</i>	<i>400 square feet</i>
<i>One bedroom</i>	<i>550 square feet</i>
<i>Two bedrooms</i>	<i>750 square feet</i>
<i>Three or more bedrooms</i>	<i>750 square feet, plus 150 square feet for each additional bedroom in excess of 2 bedrooms</i>

*The proposed one bedroom unit is to be 628 S.F and the proposed two bedroom unit is to be 896 S.F. There is not any designation as to whether this is the gross area, net floor area, or habitable floor area.*

*The Borough Zoning ordinance defines Habitable Floor Area as "The total floor area of all rooms in a dwelling unit excluding laundry, kitchen, bathrooms, closets, pantries or other storage areas, hallways, garage and basement recreation areas.*



*Additional information regarding the units and their "Habitable Floor Area" must be provided to determine if this condition is being met.*

- D. *Dwelling units in basements or accessory garages shall not be permitted.*

*The plans submitted on October 27, 2014 show the basement on Sheet A-1 which does not indicate any indications of a dwelling. The applicant must indicate how these basements are to be used to determine if this condition is being met.*

- E. *Each dwelling unit shall have a separate entrance that does not require passing through any area devoted to office or retail use.*

*The plan submitted shows a separate entrance that does not require passing through any area devoted to office or retail use. This condition is being met.*

- F. *One parking space shall be provided for each dwelling unit. Shared parking for residential and commercial uses may be permitted, provided the peak hour for each of the uses differs in accordance with the Table in § 903.26.*

*Parking will have to be addressed per the aforementioned in comments 8 and 9. Pending the outcome of those items, meeting the condition can be determined.*

- G. *If parking cannot be provided on the site, off-site parking spaces shall be further subject to the requirements of §903.26.*

*Parking will have to be addressed per the aforementioned in comments 8 and 9. Pending the outcome of those items, meeting the condition can be determined.*

- H. *If parking for the dwelling unit is provide by an annual lease with the Parking Authority, failure to maintain said lease shall be a violation of this Chapter and shall result in revocation of the certification of occupancy for the dwelling unit.*

*Parking will have to be addressed per the aforementioned in comments 8 and 9. Pending the outcome of those items, meeting the condition can be determined.*

*Additional information for the aforementioned conditions needs to be provided for compliance with the conditional use items.*

14. The plan indicates the access to the dwelling units is achieved by going through the property located at 413 Station Street. A copy of an executed agreement of ingress, egress, and regress with the adjacent property owner for this access must be provided.

**As of this review letter preparation, no easement agreements were provided as stated in the October 24, 2014 response letter from the applicant.**

15. If any ingress, egress and regress will be occurring with the owner of 419 Station Street, a copy of an executed agreement granting the aforementioned must be provided.

**As of this review letter preparation, no easement agreements were provided as stated in the October 24, 2014 response letter from the applicant.**

16. Do any agreements for ingress, egress, and regress with the property directly behind 415 Station Street currently exist or are in the process of being obtained? Copies of any agreement must be provided to the borough so that the property is accessible.

**As of this review letter preparation, no easement agreements were provided as stated in the October 24, 2014 response letter from the applicant.**

17. The plan indicates a "retaining wall (by others)" at the rear of the property.

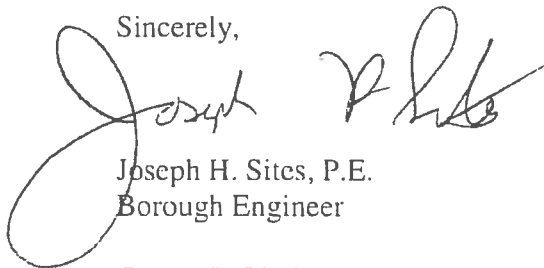
**The height of the wall indicated on the plan is 8". The Borough requires a building permit for any retaining wall higher than 4". A separate building permit for construction of the retaining wall will be required.**

18. The plan indicates the construction of a 4" schedule 40 PVC drain pipe to handle the downspouts of the roof. Calculations for the capacity of the gutters, downspouts, and storm sewer must be provided.
19. The calculations for the capacity of the roof downspouts and storm sewer must be provided that are signed and sealed by a professional engineer. No water is permitted to be discharged onto adjacent properties.

The plan has been reviewed for conformance to Borough Ordinance standards only. The review is based on information prepared by others and assumes this information is correct and valid as submitted.

If you have any questions, please contact me.

Sincerely,



Joseph H. Sites, P.E.  
Borough Engineer

Cc: DeBlasio Properties, 104 Joyce Drive, McMurray, PA 15317  
Design Build 3 Architects, 1106 Whitestown Road, Butler, PA 16001





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November 25, 2014

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Bridgeville Borough  
425 Bower Hill Road  
Bridgeville, PA 15017

Att: Lori Collins, Borough Manager

Re: Site Plan – Second Floor Addition  
Conditional Use Application – Apartments in Conjunction with a Business  
415 Station Street – B Zoning District

Dear Lori;

We are in receipt of and have reviewed the site plan for the second floor addition and conditional use application for the apartments in combination with a business for the building located on 0.0918 acres at 415 Station Street located in the B Zoning District. The applicant has indicated that they plan on using a portion of the first floor as commercial and the remainder built out as apartments and the second floor as apartments. Apartments in combination with a business are a conditional use subject to §903.2. The following are comments relative to the revised plans submitted on October 24, 2014 and revised sheets G-1, SP-1, A-1, and A-2 submitted on October 27, 2014 as prepared by Design Build 3 all with a revision date of November 21, 2014:

1. §702(A) requires the minimum lot area to be 5,000 S.F. but since the lot is a non-conforming lot of record, it may be developed without a variance to lot size, subject to compliance with §1503.1. **A zoning compliance certificate must be obtained.**
2. §702(B) requires the minimum lot width to be 60 feet, but since the lot is a non-conforming lot of record, it may be developed without a variance to lot width, subject to compliance with §1503.1. **A zoning compliance certificate must be obtained.**
3. §702(C) states that the maximum lot coverage is 75%. The building on the existing lot is grandfathered. The existing lot coverage is 85.3%.
4. §702(D) requires that the minimum front yard is 10 feet. The building on the existing lot is grandfathered.
5. §702(E) requires that the minimum rear yard is 5 feet. This requirement is being met.
6. §702(F) requires that the minimum side yard is 5 feet. The building on the existing lot is grandfathered.



7. §702(K) states that the maximum height for principal structures is 3 stories, but no more than 45 feet. Sheet A-3 of the submitted plans dimensions the height of the building as 35'-4" to the highest point. The plan shows a two (2) story building with the rake roof.
8. §703 states the parking requirements for the zoning district which references Article XI. §1102.1 (a) states that "In the "B" Business District, any property that is located within six hundred (600) feet of a metered public parking lot or metered on-street parking spaces is eligible for a parking exemption for any use authorized in the "B" District, other than dwelling units. The six hundred (600) feet shall be measured in a straight line along the public street rights of ways between the nearest corner of the intersection of the lot line with the right of way and the nearest corner of the public parking lot or metered off street parking space. For properties located within six hundred (600) feet of a metered public working lot or on-street metered parking, up to one hundred percent (100%) of the required parking may be exempted by Borough Council upon recommendation by the Planning Commission. **Public parking is available within six hundred (600) feet. A condition of the approval of the conditional use application shall be that the owner purchase parking permits from the parking authority and provide proof.**

The applicant responded on October 27, 2014 that they believe that they are only obligated for a maximum of seven parking spaces which is one space for each residential unit. They have indicated that they will be asking for the planning commission to reduce the number to zero.

As stated above, metered public parking lot or metered on-street parking space is eligible for a parking exemption for any use authorized in the "B" District, other than dwelling units. A formal request for the exemption for the business parking would be required. The dwelling unit parking at the parking authority lots would have to be provided as a condition of approval unless a variance is obtained from the zoning hearing board.

9. §703 which references §1102.3 states that where more than one (1) use exists on a lot, parking requirements for each use shall be provided. The application states that the business on the first floor will be utilizing 1,532 S.F. and 6 dwelling units will occupy the building. **This requires that 6 parking spaces will be needed for the business and 6 parking spaces for the dwelling units per the ordinance. The conditional use approval shall state that the required number of parking spaces per the borough ordinance must be complied with and if there is any change in the uses of the building, the calculation for the total required number of parking spaces and associated permits must be adjusted accordingly.**

The applicant responded on October 27, 2014 that six (6) spots are exempt per §1102.1(a). A formal written request for this exemption must be provided as referenced above.

10. Any proposed signage for the building must comply with §704 which references Article XII. A separate sign permit application is required to be submitted for review and approval.

**The applicant acknowledged on October 24, 2014 that they are aware of this.**

11. §706 regarding Storage references Article X, §1008, which states per §1008.2 that “In all “B” and “I” Districts and on all properties containing multifamily dwellings located in any zoning district, all organic rubbish and discarded materials shall be placed in tight vermin proof containers on the property and shall be located in side or rear yards. Containers shall be emptied at least once a week”. **The location of a trash enclosure has been shown on sheet SP-1 submitted on October 24, 2014, but it is being constructed and encroaching onto the adjacent property. The trash enclosure should be completely on the DeBlasio Property. If there is an agreement to construct on the neighboring property, a copy of the agreement must be provided to the Borough and be recorded at the Allegheny County Recorder of Deeds for future reference.**

12. §707 addresses the design standards per Article X, §1013.

- a. Section 1013.7 states that "for properties located in blocks where the majority of buildings are two(2) or more stories in height, any remodeling or replacement of an existing building in the same block shall be at least two(2) stories or shall be designed so that the facade and roof line give the appearance of a two story building". **The building involves the addition of a second floor with a roof pitch that may give the appearance of an additional half or more story. The applicant has indicated in communications that the half story is the mechanical penthouse of the building and will not be occupied space.**

**The applicant in their October 24, 2014 response stated “The roof is pitched in a single pitch toward the south so as to maximize the benefits of Solar Energy generation. This would fit in with the Borough Green Building requirements. We also feel that considering the property is located on a slope the single pitch ties in nicely with the buildings to our right and left sides”**

**Since this is design standard item, the planning commission will need to review and provide an opinion on this item. A variance may be needed for the type of proposed construction.**

- b. Section 1013.9 states that "the roof style and pitch of any proposed building or remodeled building in the "B" district shall match the roof styles and pitches of existing buildings in the same block on the same side of the street". **A variance will be required since the roof style does not match the adjacent building roof styles and pitches. Upon a review of the adjacent buildings, the majority of the existing roofs are flat.**

**The applicant in their October 24, 2014 response stated “We believe that general characteristics of the roofline adhere to the boroughs overall desire for an**



**architecturally pleasing structures that fit in nicely with the adjacent structures. If the planning commission does not agree we will ultimately apply for a variance”**

13. The subject property is located in the B zoning district. Apartments are a conditional use per Section 701(B) 1 subject to §903.2 which establish the following requirements. A conditional use application form has been submitted, but the conditions of approval have not been addressed which are as follows:

A. *Dwelling units shall be located on the second floor or above or, if located on the first floor, shall be in a separate unit from the business.*

*Revised Sheets A-1 and A-2 dated November 12, 2014 indicate 2 units on the first floor separate from the business space and 4 units on the second floor.*

B. *First floor dwelling units shall be permitted only if the principal use of the first floor is business.*

*Sheet A-1 revised dated November 12, 2014 which details the first floor build out shows two dwelling units consisting of one type “A” unit and one type “B” unit with a total of 1,268 S.F. The proposed commercial space is 1,532 S.F. The total square footage of the business space exceeds the total of the dwelling units.*

*The Borough Zoning ordinance defines a principal uses as “The primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory”. The revised plan dated November 12, 2014 as submitted appears to have the first floor commercial space being predominant over the residential use. This condition has een met.*

C. *Each dwelling unit shall have the minimum habitable floor area specified below based on the number of bedrooms:*

<i>Number of Bedrooms</i>	<i>Minimum Habitable Floor Area</i>
<i>Efficiency</i>	<i>400 square feet</i>
<i>One bedroom</i>	<i>550 square feet</i>
<i>Two bedrooms</i>	<i>750 square feet</i>
<i>Three or more bedrooms</i>	<i>750 square feet, plus 150 square feet for each additional bedroom in excess of 2 bedrooms</i>

*The proposed one bedroom unit is to be 485 S.F. plus a kitchen consisting of 83 S.F. The proposed two bedroom unit is to be 783 S.F. plus a kitchen consisting of 80 S.F.*

*The Borough Zoning ordinance defines Habitable Floor Area as “The total floor area of all rooms in a dwelling unit excluding laundry, kitchen, bathrooms, closets, pantries or other storage areas, hallways, garage and basement recreation areas.*



- D. *Dwelling units in basements or accessory garages shall not be permitted.*

*The plans submitted on October 27, 2014 and revised dated November 12, 2014 show the basement on Sheet A-1 which does not indicate any indications of a dwelling. The applicant must indicate how these basements are to be used to determine if this condition is being met.*

- E. *Each dwelling unit shall have a separate entrance that does not require passing through any area devoted to office or retail use.*

*The plan submitted shows a separate entrance that does not require passing through any area devoted to office or retail use. This condition is being met.*

- F. *One parking space shall be provided for each dwelling unit. Shared parking for residential and commercial uses may be permitted, provided the peak hour for each of the uses differs in accordance with the Table in § 903.26.*

*Parking will have to be addressed per the aforementioned in comments 8 and 9. Pending the outcome of those items, meeting the condition can be determined.*

- G. *If parking cannot be provided on the site, off-site parking spaces shall be further subject to the requirements of § 903.26.*

*Parking will have to be addressed per the aforementioned in comments 8 and 9. Pending the outcome of those items, meeting the condition can be determined.*

- H. *If parking for the dwelling unit is provide by an annual lease with the Parking Authority, failure to maintain said lease shall be a violation of this Chapter and shall result in revocation of the certification of occupancy for the dwelling unit.*

*Parking will have to be addressed per the aforementioned in comments 8 and 9. Pending the outcome of those items, meeting the condition can be determined.*

*Additional information for the aforementioned conditions needs to be provided for compliance with the conditional use items.*

14. The plan indicates the access to the dwelling units is achieved by going through the property located at 413 Station Street. A copy of an executed agreement of ingress, egress, and regress with the adjacent property owners for this access has been provided.
15. If any ingress, egress and regress will be occurring with the owner of 419 Station Street, a copy of an executed agreement granting the aforementioned must be provided. A copy of an executed agreement of ingress, egress, and regress with the adjacent property owners for this access has been provided.
16. Do any agreements for ingress, egress, and regress with the property directly behind 415 Station Street currently exist or are in the process of being obtained? Copies of any agreement must be provided to the borough so that the property is accessible.



**As of this review letter preparation, no easement agreements were provided as stated in the October 24, 2014 response letter from the applicant. To date, no easement agreements have been provided.**

17. The plan indicates a "retaining wall (by others)" at the rear of the property.

**The height of the wall indicated on the plan is 8". The Borough requires a building permit for any retaining wall higher than 4". A separate building permit for construction of the retaining wall will be required.**

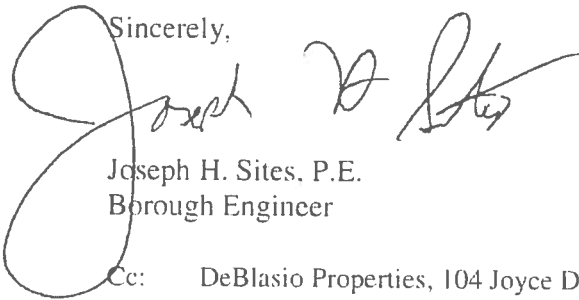
18. The plan indicates the construction of a 4" schedule 40 PVC drain pipe to handle the downspouts of the roof. Calculations for the capacity of the gutters, downspouts, and storm sewer must be provided. Stating that the roof drains will meet the Allegheny County Plumbing Code is not sufficient.

19. The calculations for the capacity of the roof downspouts and storm sewer must be provided that are signed and sealed by a professional engineer. No water is permitted to be discharged onto adjacent properties.

The plan has been reviewed for conformance to Borough Ordinance standards only. The review is based on information prepared by others and assumes this information is correct and valid as submitted.

If you have any questions, please contact me.

Sincerely,



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Borough Engineer

Cc: DeBlasio Properties, 104 Joyce Drive, McMurray, PA 15317  
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