



Bridgeville Borough

Meet me at the bridge

www.bridgevilleboro.com

425 Bower Hill Road
Bridgeville, PA 15017-2379
Telephone: 412.221.6012
Fax: 412.257.8854

Zoning Hearing Board Members

March 16, 2020

Zoning Hearing Application

Applicant Owners: Guy and Elizabeth Bellaver
Property Address: Lucy Street (Vacant Lot)
Lot/Block: 255-R-248

Dear Zoning Hearing Board Members:

A Zoning Hearing has been scheduled on Tuesday March 31, 2020 at 7:00 p.m. regarding the above referenced property. Article VI Section 602 (D) states in part: ***"the minimum front yard set-back in the R-2 Zoning District shall be 20 feet."***

Guy and Elizabeth Bellaver are requesting the following variance:

- A variance to reduce the 20' front yard setback requirement by 10' in order to construct a 1,250 S.F. single family home; a variance request of 10'. The property is located in the R-2 Zoning District.

The application and related correspondence are enclosed for your review. If I may be of further assistance or you are not able to attend, please contact my office at (412) 221-6012 ext. 11 or contact me via email at lcollins@bridgevilleboro.com.

Kindest regards,



Lori Collins
Zoning Officer

cc: Guy and Elizabeth Bellaver 105 Bartley Road Pittsburgh, PA 15241
Attorney Philip Rubenstein
lcfile

Enclosures

ZONING HEARING BOARD
BOROUGH OF BRIDGEVILLE
425 Bower Hill Road
Bridgeville, PA 15017

RECEIVED FEB 20 2020

A P P L I C A T I O N F O R H E A R I N G

(I), (We), Guy and Elizabeth Bellaver

OF: 105 Bartley Road, Pittsburgh, Pa. 15241
Address

(630) 886-7818

Request that a determination be made by the Zoning Hearing Board of the Borough of Bridgeville on the following

An Application for a Building Permit was rejected by the Zoning Officer on FEBRUARY 20 2020 for the reason that it was a matter which in the opinion of the Zoning Officer should properly come before the Board.

An Interpretation (); a Special Exception (); a Variance () is requested to Article VI Section 602D, of the Zoning Ordinance for the reason that:

- () It is an Appeal for an Interpretation of the Ordinance or Map.
- () It is a Special Exception to the Ordinance on which the Zoning Hearing Board is required to pass.
- () It is a request for a Variance relating to the:
 - () Area; () Frontage; () Yard; () Height; () Use;
 or FRONT-YARD Set-BACK 10' VARIANCE REQUESTED
State reason if not listed

THE DESCRIPTION OF THE PROPERTY INVOLVED IN THIS APPLICATION IS AS FOLLOWS:

Location: Lucy Street

Lot Size: .284 acres

Present Use: vacant

Present Improvements upon land _____

Proposed Use: house (owner occupied)

(I), (We), believe the Board should approve this Request because:
(Include the grounds for Hearing or reasons, both with respect to law and fact for granting the appeal, special exception or variance and if hardship is claimed, state the specific hardship)

The lot is on a hill, a good bit of which is fill and/or land where bedrock was not found drilling core samples as far down as 24'. This creates a hardship in two ways - 1) builder would very possibly have to build basically 2 or more basements to get a solid foundation, which would be very expensive and 2) we would have to worry about erosion threatening the house
Attach additional information

Has any previous application for Hearing been filed in connection with these premises? () Yes () No

What is the Applicant's interest in the premises affected?

Owner

(Owner, Agent, Lessee, Contractor, Etc.)

What is the approximate cost of the work involved? \$ _____

Following are the names and addresses of owners of property within a distance of 300 feet from the exterior limits of the property involved in this application as shown by the latest assessment roll of the County of Allegheny, Pennsylvania.

Name

Address

<u>Name</u>	<u>Address</u>
 	
 	
 	
 	
 	

NOTICE

This Application must be filled out in Duplicate. The Original shall be deposited with the Secretary of the Zoning Hearing Board and a copy with the Zoning Officer. A copy of the plan of real estate affected showing location and size of lot, the size of improvements now erected or proposed to be erected, or other changes desired, together with any other information required by the Zoning Hearing Board, must be attached to each copy of this Application. If more space is required, attach a separate sheet to each copy of this application and make specific reference to the question being answered.

I/We HEREBY CERTIFY THAT ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY PAPERS OR PLANS SUBMITTED HERewith ARE TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF.

Dated

FEB 20, 2020

Signature

[Handwritten Signature]

PAID

FEE FOR APPLICATION: \$3002.00 2020

Initial

JC CK# 255

BRIDGEVILLE BOROUGH ZONING HEARING BOARD

425 BOWER HILL ROAD
BRIDGEVILLE, PA 15017

March 16, 2020

Susan & Dennis Bott	115 Greenwood Place	Bridgeville, PA
Anette Kirkpatrick	115 Greenwood Place (Rear)	Bridgeville, PA
Michael & Hannah Bennett	127 Greenwood Place	Bridgeville, PA
Steven & Layne Gogarty	129 Greenwood Place	Bridgeville, PA
Anthony & Laura Sarkis	331 Greenwood Place	Bridgeville, PA
Colussy Farms, LLC	486 Westland Road	Hickory, PA 15340
Emily Stanley/Gerard Hornby	335 Greenwood Place	Bridgeville, PA
Kayla Lawrence	700 Greenwood Place	Bridgeville, PA
Washington Shady Apartments	3064 Washington Pike	Bridgeville, PA
Meta/Vance/Kelly	1241 Berryman Avenue	Bethel Park, PA 15102
David Colton	3064 Washington Pike	Bridgeville, PA
Kelly Johnson	210 Morningside Street	Bridgeville, PA
John & Kelly Cormack	212 Morningside Street	Bridgeville, PA
Angela Curigliano	214 Morningside Street	Bridgeville, PA
Vanda Barzan	215 Morningside Street	Bridgeville, PA
548 Baldwin Street, LLC	393 Vanadium Road, Suite 301	Pittsburgh, PA 15243
Drucis Living Trust	602 Baldwin Street	Bridgeville, PA
Linden St. Clair	606 Baldwin Street	Bridgeville, PA
JRSC Enterprises	6323 Jack Street	Finleyville, PA 15332
Estate of Frank Truzzi	608 Baldwin Street	Bridgeville, PA
Bridgeville Parking Authority	304 Hickman Street (Suite 2)	Bridgeville, PA 15017
Poppy's Playhouse	611 Baldwin Street	Bridgeville, PA 15017
Purva Mohnot	1096 Rural Ridge Drive	Cheswick, PA 15024
Joseph Chettle	6323 Jack Street	Finleyville, PA 15332
William & Eileen Ryan	5848 Longview Circle	Bridgeville, PA
Steve Harris	538 Millers Run Road	Morgan, PA 15064
Berkely Growth Trust	PO Box 62243	Pittsburgh, PA 15241
Tracy Thornhill	626 Baldwin Street	Bridgeville, PA
Dwayne & Ramona Cavey	120 Northridge Drive	McDonald, PA 15057
Steve & Karen Zatta Martin	44 Buxton Road	Avella, PA 15312
Sandra Bradley	633 Baldwin Street	Bridgeville, PA
OB1 Properties	107 Rodgers Street	Monongahela, PA 15063
Vivian Collier	641 Baldwin Street	Bridgeville, PA
Jeffrey & Dorothy Imler	463 Mapleton Avenue	Pittsburgh, PA 15228
Jeffrey Potts/Pamela Caruthers	860 McLaughlin Run Road	Bridgeville, PA
Robert & Steven Buchignani	856 McLaughlin Run Road	Bridgeville, PA 15017
Frances Fiorentini	844 McLaughlin Run Road	Bridgeville, PA
Ernest Cimarroli	840 McLaughlin Run Road	Bridgeville, PA
Bruce & Jeffrey Ghelarducci	702 Mill Street	Bridgeville, PA
Marc Schultz & Cynthia Kerr	103 Greenwood Place	Bridgeville, PA

Dear Property Owners:

Pleased be advised that Guy & Elizabeth Bellaver are requesting the following variance to Article VI Section 602 (D) – Area & Bulk Regulations – Minimum Front Yard for the Vacant Lot located at the intersection of Lucy and Gilmore Streets Lot/Block No. (255-R-248). The property is located in the R-2

(Two-Family) Zoning District. The applicant is requesting a variance to reduce the minimum front yard setback requirement from 20' to 10'; a variance request of 10' due to the topography of the lot. The property owner is proposing the construction of a single-family home on this lot.

Due to the self-distancing required due to COVID-19, the application will be placed on the Borough website www.bridgevilleboro.com for review.

The Zoning Hearing Board will hold a Public Hearing on this application in the Municipal Building on Tuesday March 31, 2020 at 7:00 p.m. All persons interested in commenting either in favor of or opposed to the granting of this variance are invited to do so. With the current COVID-19 pandemic, it would be preferable for comments for or against be sent via first class mail to Lori Collins, Zoning Officer at 425 Bower Hill Road or via email to lcollins@bridgevilleboro.com up to 4:30 p.m. the day of the hearing. Should you wish to attend, the building will open for this meeting.

Kindest regards,

Lori Collins
Zoning Officer

Cc: Zoning Hearing Board
Guy and Elizabeth Bellaver 105 Bartley Road Pittsburgh, PA 15241
Attorney Philip Rubenstein
Planning Commission
Borough Council

**LEGAL ADVERTISEMENT
BRIDGEVILLE BOROUGH ZONING HEARING BOARD**

The Bridgeville Borough Zoning Hearing Board shall conduct a zoning hearing on Tuesday March 31, 2020 at 7:00 p.m. in the Municipal Building 425 Bower Hill Road, Bridgeville, PA on the following:

Guy & Elizabeth Bellaver intend to construct a 1,250 S.F. single family home on the vacant lot located at (255-R-248) aka Lucy Street. Article VI Section 602 (D) of the Bridgeville Borough Zoning Ordinance requires a minimum front yard set-back of 20 feet. The applicant is requesting a variance to decrease the minimum front yard set-back requirement from 20 feet to 10 feet; a requested variance of 10 feet due to the topography of the existing lot.

The above zoning hearing variance application may be examined during normal business hours of 8:00 a.m. to 4:30 p.m. Monday thru Friday at the Borough Building

All interested parties are invited to attend.

Lori Collins, Zoning Officer

Publish/advertise twice (2x)

March 16, 2020

March 23, 2020

ARTICLE VI
R-2, MULTIFAMILY, RESIDENTIAL DISTRICT

c. Off-Site Parking, subject to §903.30

d. Shared Parking, subject to §903.39

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

a. Structures that are in excess of thirty-five (35) feet in height, subject to §903.36

2. Accessory Uses

None

§602 AREA AND BULK REGULATIONS

In the R-2, Multifamily, Residential District, all uses shall be subject to the following express standards and criteria for the specific conditional uses and uses by special exception contained in Article IX.

A. MINIMUM LOT AREA:

Single Family Dwellings:	4,000 sq. ft.
Two Family Dwellings:	4,000 sq. ft.
Multifamily Dwellings:	20,000 sq. ft.
All Other Principal Uses:	10,000 sq. ft.

B. MINIMUM LOT WIDTH:

Single Family Dwelling:	40 feet
Two Family Dwelling:	40 feet
All Other Principal Structures:	100 feet

C. MAXIMUM LOT COVERAGE: 40%

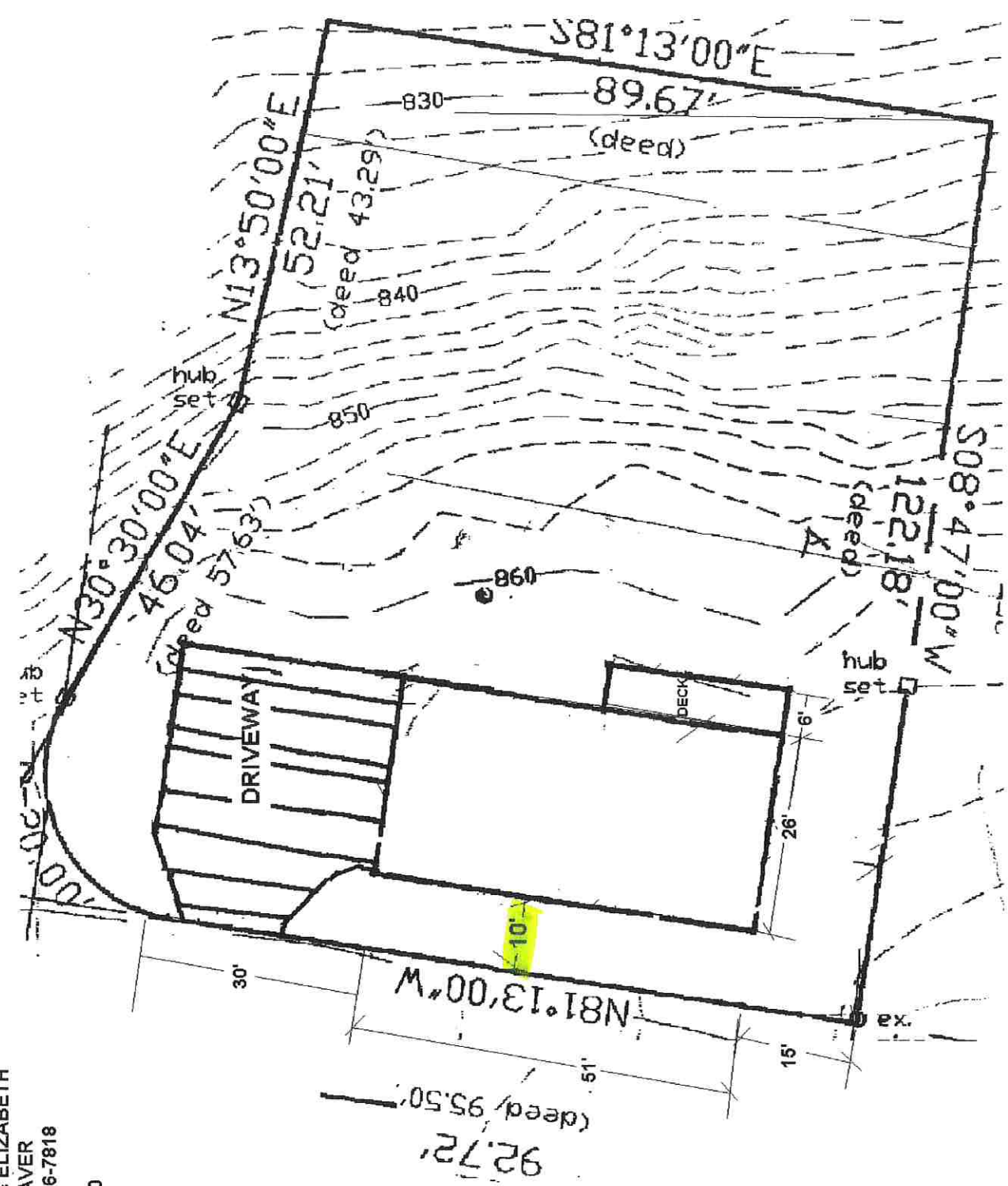
D. MINIMUM FRONT YARD: 20 feet

E. MINIMUM REAR YARD:

Single Family Dwellings:	5 feet
Two Family Dwellings:	5 feet
All Other Principal Structures:	20 feet
Accessory Structures:	5 feet

GUY & ELIZABETH
BELLAVER
630-886-7818

2/15/20



GUY & ELIZABETH
BELLAVER
630-886-7818

2/15/20

Parcel ID : 0255-R-00248-0000-00
Property Address : LUCY ST
BRIDGEVILLE, PA 15017

Municipality : 811 Bridgeville
Owner Name : DREON ELIO & ROBERTA R

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.



Parcel ID : 0255-R-00248-0000-00
Property Address : LUCY ST
BRIDGEVILLE, PA 15017

Municipality : 811 Bridgeville
Owner Name : DREON ELIO & ROBERTA R

School District :	Chartlers Valley	Neighborhood Code :	81101
Tax Code :	Taxable	Owner Code :	Regular
Class :	Residential	Recording Date :	
Use Code :	VACANT LAND	Sale Date :	1/6/1966
Homestead :	No	Sale Price :	\$0
Farmstead :	No	Deed Book :	
Clean And Green	No	Deed Page :	
Other Abatement :	No	Lot Area :	12,357 SQFT

2020 Full Base Year Market Value

2020 County Assessed Value

Land Value	\$25,800	Land Value	\$25,800
Building Value	\$0	Building Value	\$0
Total Value	\$25,800	Total Value	\$25,800

2019 Full Base Year Market Value

2019 County Assessed Value

Land Value	\$25,800	Land Value	\$25,800
Building Value	\$0	Building Value	\$0
Total Value	\$25,800	Total Value	\$25,800

Address Information

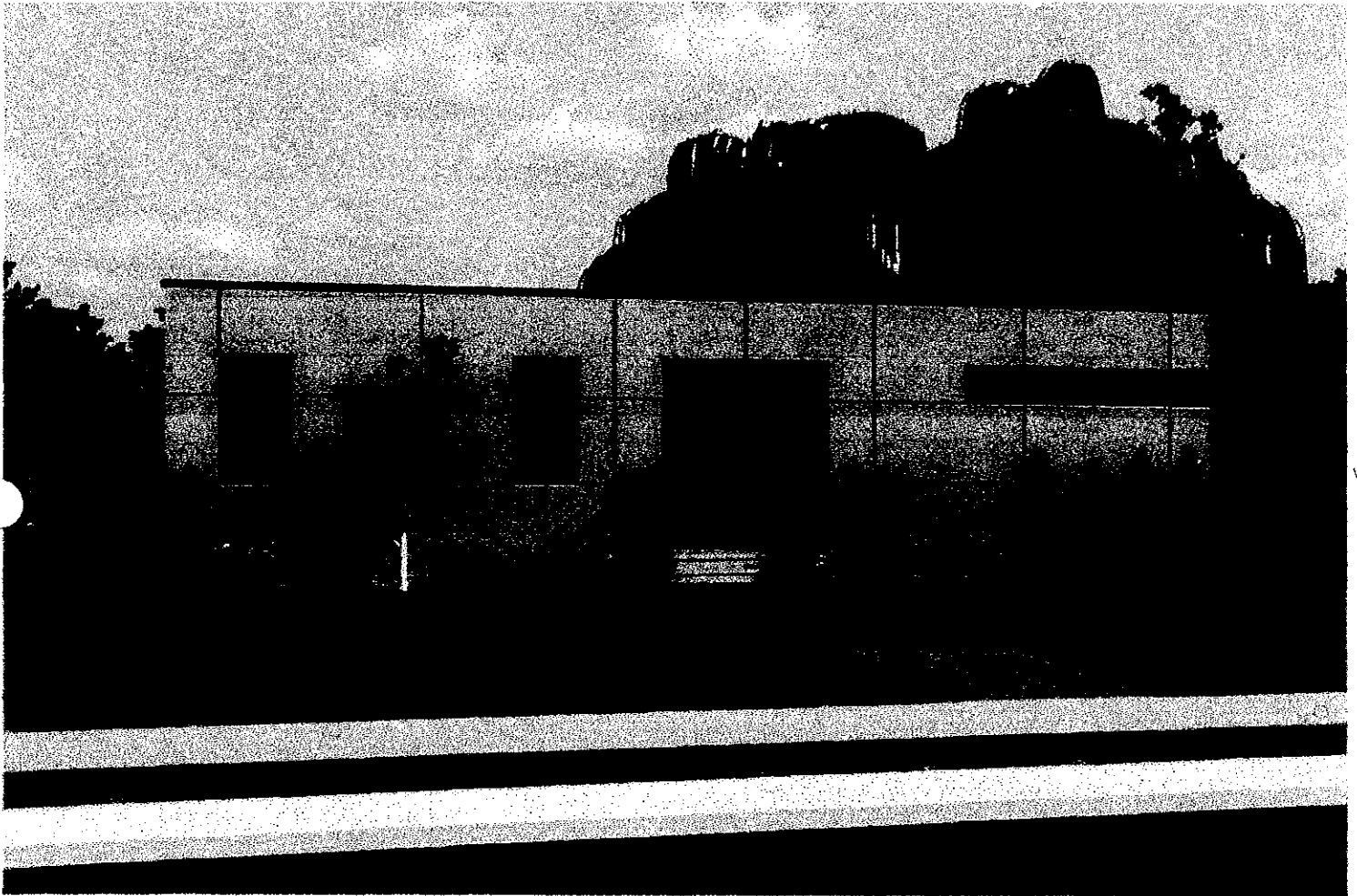
Owner Mailing : 1001 GRANDVIEW AVE UNIT 906
BRIDGEVILLE, PA 15017-



1) Exterior will be stone

2) Windows on right side will be like windows on left side

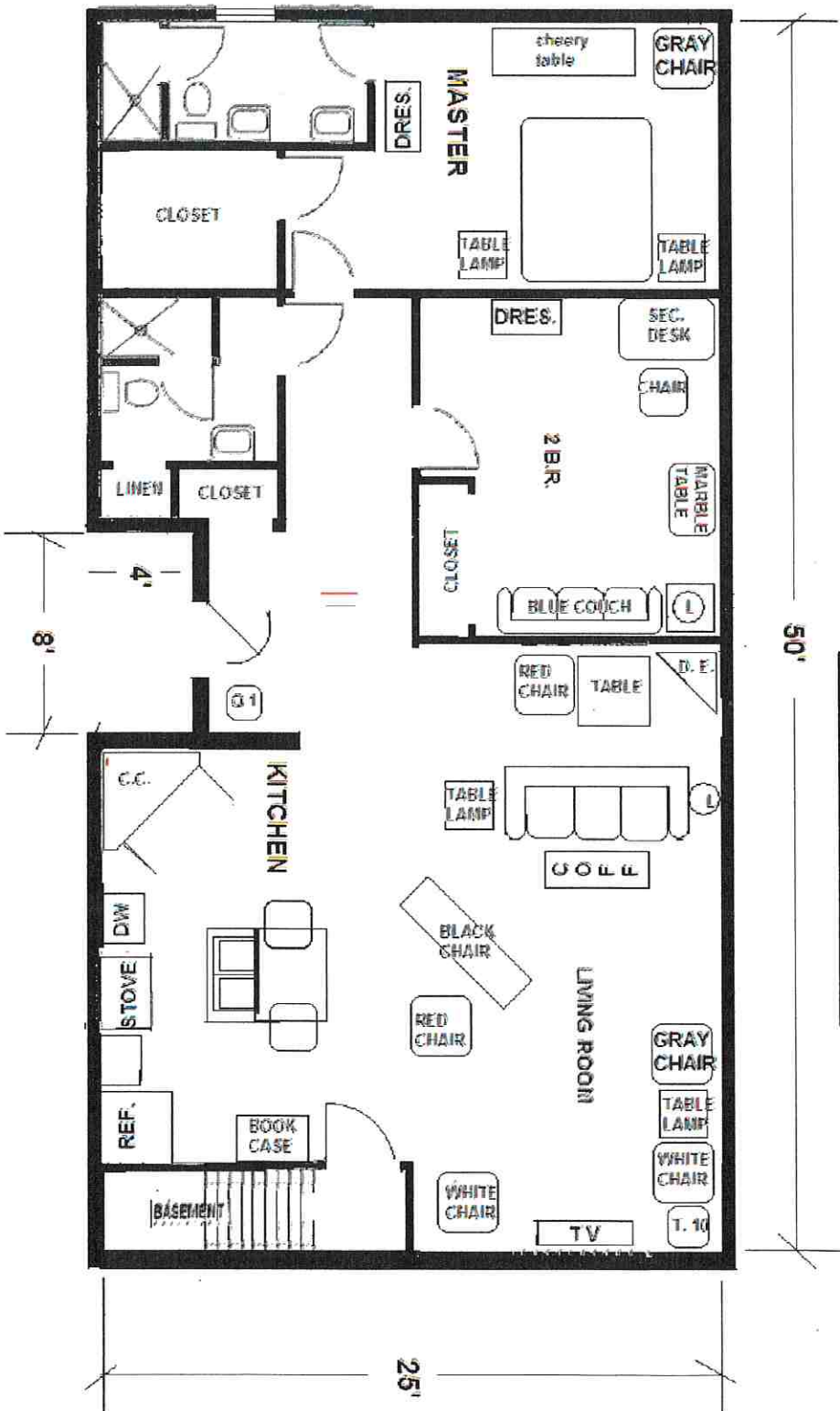
3) Back is mostly ^{GLASS} doors; windows with a deck



GUY & BITSY BELLAVER
630-886-7818

2/10/20

HOUSE MEASUREMENTS ARE INSIDE MEASUREMENTS



FRONT

NOT TO SCALE

A. Settlement Statement
 U.S. Department of Housing and Urban Development
 OMB No. 2502-0265

B. TYPE OF LOAN

1. FHA 2. FmHA 3. Conv. Unins.
 4. VA 5. Conv. Ins.

6. FILE NUMBER
20W-280

7. LOAN NUMBER

8. MORTGAGE INSURANCE CASE NUMBER

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. **WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 and Section 1010.**

TitleExpress Settlement System
 Printed 03/05/2020 at 10:04 CW

D. NAME OF BORROWER: Guy J. Bellaver and Elizabeth Chenoweth Bellaver
ADDRESS:

E. NAME OF SELLER: Roberta R. Dreon
ADDRESS:

F. NAME OF LENDER:
ADDRESS:

G. PROPERTY ADDRESS: Lucy Street, Bridgeville, PA 15017
 Borough of Bridgeville

H. SETTLEMENT AGENT: American General Services Corporation
PLACE OF SETTLEMENT: 429 Fourth Avenue, Suite 400, Pittsburgh, PA 15219

I. SETTLEMENT DATE: 03/05/2020

J. SUMMARY OF BORROWER'S TRANSACTION:

K. SUMMARY OF SELLER'S TRANSACTION:

100. GROSS AMOUNT DUE FROM BORROWER

400. GROSS AMOUNT DUE TO SELLER

101. Contract sales price	22,000.00
102. Personal Property	
103. Settlement charges to borrower (line 1400)	1,410.75
104.	
105.	
Adjustments for items paid by seller in advance	
107. County taxes 03/05/20 to 12/31/20	98.34

401. Contract sales price	22,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
407. County taxes 03/05/20 to 12/31/20	98.34