



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

April 16, 2020

Zoning Hearing Appeal

Appellant: John Rattenni
Property Address: 131 Washington Avenue
Owner: Tamara Padgelek
Lot/Block: 255-B-53

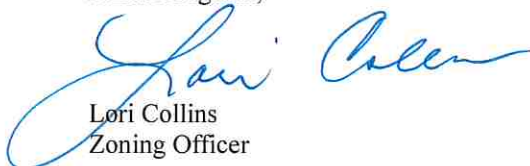
Dear Zoning Hearing Board Members:

On **Thursday, April 23, 2020, at 7 p.m.**, the Borough's Zoning Hearing Board, located at the Borough Bldg., 425 Bower Hill Rd., Bridgeville, PA, 15017, shall hold a Public Hearing regarding the Appeal of John Rattenni from the Decisions of Borough Council granting Pittsburgh Pets at Home LLC's Application for Zoning/Conditional Use Approval, and its related Application for Land Development Plan Approval, and from the issuance of related building permits, to operate a 'Pet Crematorium' at 131 Washington Ave., in a Mixed Use Zoning District, in which a 'pet crematorium' is authorized as a Conditional Use, subject to §903.29 of the Borough's Zoning Ordinance.

COVID-19 PUBLIC PARTICIPATION NOTICE: Due to the current need for social distancing, public participation shall be by teleconference and/or video conference only. For information regarding how to 'attend' and participate in this public hearing by teleconference or video conference, or how to review the appeal papers or related documents, please visit the Borough's website at www.bridgevilleboro.com, or contact the Borough Manager.

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: John Rattenni
Attorney Philip Rubenstein
lcfile

Enclosures

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

RECEIVED FEB 25 2020

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

(I), (We), John Patten
of: 215 WASHINGTON AVENUE BRIDGEVILLE R
Address

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 _____ 19____, 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 See Below Section _____, 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 _____
State reason if not listed

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

Location: 131 WASHINGTON AVE BRIDGEVILLE PA 15017
 Lot Size: 33406 3400 SQ FT
 Present Use: RESIDENCE
 Present Improvements upon land 24X26 Addition USED TO HOUSE INCUBATOR
 Proposed Use: PET CREMATORIUM

(I), (We), believe the Board should ^{AS} 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)

Article Section
XI 1102
XI 1101.4
XIV 901.1

Attach additional information

ATTACHED DOCUMENTS

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?

ADJACENT LANDOWNER
(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.

<u>Name</u>	<u>Address</u>
<u>SEE ATTACH LIST</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 24, 2020

[Signature]
Signature

FEE FOR APPLICATION: \$300.00

FEB 25 2020

Initial:

Municipality of Bridgville Borough

BUILDING PERMIT

NOTICE IS HEREBY GIVEN

THAT A PERMIT HAS BEEN GRANTED AT 131 Washington Ave
(Number and Street)

TO Tamara L. Radselick ON 2-11-2020
(Owner's Name) (Date of Issue)

PERMIT ISSUED FOR demo, addition + interior renovations to First Floor
(Type or Use of Construction)

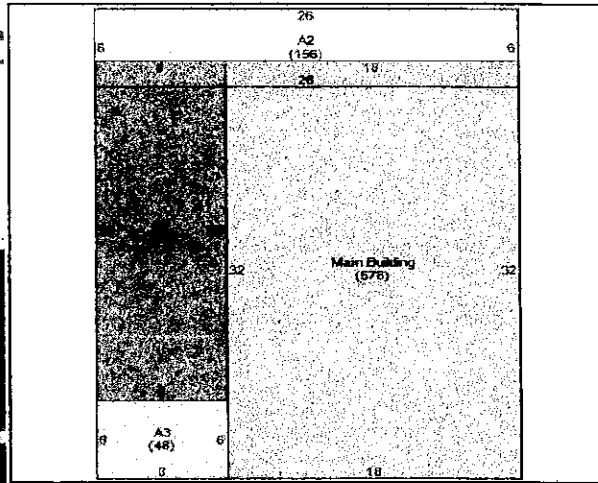
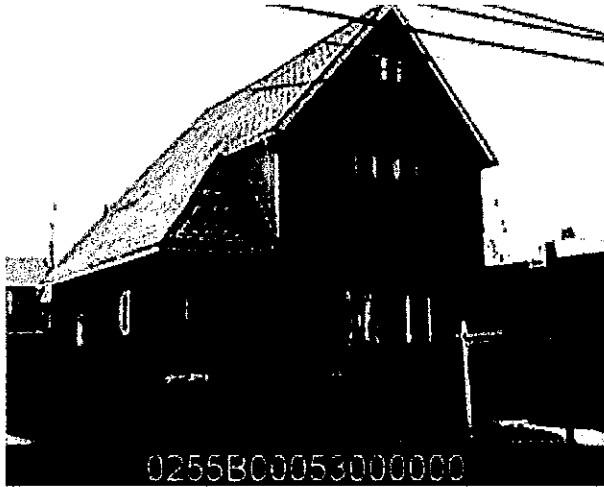
BUILDING	<input checked="" type="checkbox"/>	DEMOLITION	<input checked="" type="checkbox"/>	Contractor	<u>W.K. Thomas and Associates</u>
ALTERATION	<input type="checkbox"/>	EXCAVATION	<input type="checkbox"/>	Building Permit No.	<u>BV-20-003</u>
REPAIR	<input type="checkbox"/>	USE	<input type="checkbox"/>		
REMODELING	<input type="checkbox"/>	OTHER	<input type="checkbox"/>		

THIS CARD MUST BE PROMINENTLY DISPLAYED ON THE PREMISES
IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO CALL FOR ALL REQ. INSPECTS

Expires 2-11-2021 Date 2-11-2021
Building/Zone Officer [Signature]

Parcel ID : 0255-B-00053-0000-00
 Property Address : 131 WASHINGTON AVE
 BRIDGEVILLE, PA 15017

Municipality : 811 Bridgeville
 Owner Name : PADGELEK TAMARA L



Main Building		576 Sq. Ft.
A1	Full Basement (conv main bldg) 1 story masonry	208 Sq. Ft.
A2	Porch Frame - Open	156 Sq. Ft.
A3	Stoop Masonry	48 Sq. Ft.

- 1st Floor 786 SQ FT 702 SQ FT 1/250 MIN REQ'D
 CUSTOMER SERVICE / RETAIL SALES 3 SPACES
 - 2nd Floor 576 SQ FT 432 SQ FT 1/300 2 SPACES
 BUSINESS OFFICE / NOT MEDICAL (NET 75%)
 - ADDITION 624 SQ FT 354 SQ FT 1/300 2 SPACES
 COMMERCIAL USE GROSS LESS 15X18 PAVE SPACE
 NOT LISTED
- 7 SPACES

§ 441.8. Driveway design requirements.

(a) *General.* General requirements shall be as follows:

(1) The ability of a driveway to safely and efficiently function as an integral component of a highway system requires that its design and construction be based on the amount and type of traffic that it is expected to serve and the type and character of roadway which it accesses. This chapter separates driveways into four classifications, based on the amount of traffic they are expected to serve. A description of each classification and typical examples of land uses normally associated with each follows:

(i) Minimum use driveway, see Figure 7. A driveway normally used by not more than 25 vehicles per day, such as:

- (A) single family dwellings, duplex houses; or
- (B) apartments with five units or less.

(ii) Low volume driveway, see Figure 8. A driveway normally used by more than 25 vehicles per day but less than 750 vehicles per day, such as:

- (A) office buildings;
- (B) elementary and junior high schools; or
- (C) car washes.

(iii) Medium volume driveway, see Figures 9, 11, and 12. A driveway normally used by more than 750 vehicles but less than 1500 vehicles per day, which does not normally require traffic signalization, such as:

- (A) motels;
- (B) fast food restaurants; or
- (C) service stations and small shopping centers or plazas.

(iv) High volume driveway, see Figure 10. A driveway normally used by more than 1500 vehicles per day, which often requires traffic signalization, such as:

- (A) large shopping centers; or
- (B) multi-building apartment or office complexes.

(2) The design features described in this section and illustrated in the attendant figures are to be used by the applicant in designing the driveway plans which accompany the application. Dimensions shall be selected from the range of values shown on the appropriate figure, unless site conditions warrant a deviation. The Department may require design details which are more stringent than those specified in this chapter to insure the safe and efficient operation of any proposed driveway.

(3) Figures 7, 8, and 9 show two sets of design values. The applicant shall design his driveway using the values appropriate for the posted speed of the roadway being accessed.

(b) *Angle of access driveway approach.* Angle of access driveway approach shall include the following:

(1) Access driveway approaches used for two-way operation shall be positioned at right angles, that is, 90 degrees, to the highway or as near thereto as site conditions permit, except as authorized in Figure 11.

(2) When two access driveways are constructed on the same property frontage and used for one-way operation, each of these driveways may be placed at an angle less than a right angle, but not less than 45 degrees to the highway, except that along divided highways where no openings are allowed in the median the minimum angle of an exit driveway may be 30 degrees, as shown in Figure 12.

(c) *Driveways adjacent to intersections.* Driveways serving properties located adjacent to a highway intersection shall be subject to the following:

(1) There shall be a minimum ten foot tangent distance between the intersecting highway radius and the radius of the first permitted driveway.

(2) The distance from the edge of pavement of the intersecting highway to the radius of the first permitted driveway shall be a minimum of 20 feet on curbed highways and 30 feet on uncurbed highways.

(3) Paragraphs (1) and (2) of this subsection may be waived only if the intersecting highway radius extends along the property frontage to the extent that compliance is physically impossible.

(d) *Property line clearance.* Except for joint-use driveways, no portion of any access shall be located outside of the property frontage boundary line.

(e) *Multiple driveways.* Multiple driveways serving the same property must be separated by a minimum distance of 15 feet measured along the right-of-way line and 20 feet measured along the shoulder, ditch line, or curb. When the distance between multiple driveways is 50 feet or less measured along the shoulder or ditch line, the area between shall be clearly defined by permanent curbing. This curb shall be placed in line with existing curb or two feet back of the shoulder or ditch line on uncurbed highways. It shall be extended around the driveway radii to the right-of-way line.

(f) *Site requirements.* Site requirements shall be as follows:

Alcove XI Section 1101.4.

(1) All nonresidential buildings shall be located a sufficient distance from the right-of-way line to provide ample driving area and parking off the right-of-way to prevent storage of vehicles on the access driveways and to prevent the back-up and turning of vehicles on the highway pavement.

(2) The radii of internal curves shall be as large as possible to allow a direct movement from the highway into a proper position to obtain service or parking without any interference to other vehicles attempting the same maneuver.

(3) Applications for driveways providing access to drive-in-service developments shall, when requested, include information relative to the amount of storage provided between the service facility and the right-of-way, the number of service operations anticipated during peak periods, and the hours and days of operation.

(4) The area between the right-of-way line adjacent to and on both sides of a driveway shall be used as a clear zone to provide a physical barrier between the traveled way and activity on private property. This area shall remain free of any obstructions which may interfere with a clear line of vision for entering or exiting vehicles.

(g) *Curbing*. Requirements for curbing shall conform with the following:

(1) The permit may require the installation of curbing wherever it is required to control access or drainage, or both. All curbing must be permanent curbing, as defined in § 441.1 of this title (relating to definitions).

(2) Where property abutting the right-of-way line could be used as parking area, the permit may require curbing, permanent guardrail, or fencing to be constructed along the right-of-way line in order to prohibit vehicle encroachment upon the sidewalk or shoulder area.

(3) If, in the opinion of the Department, there is a high probability that vehicles would otherwise utilize a portion of the property frontage other than the approved driveway to gain access to the property, the permit may require curbing or other physical barriers to be constructed.

(4) When curb exists adjacent to the proposed driveway, the line and grade of the existing curb shall be matched, unless otherwise authorized by the permit.

(h) *Sight distance*. Conditions for sight distance shall be as follows:

(1) Access driveways shall be located at a point within the property frontage limits which provides at least the minimum sight distance listed in the appropriate following table:

Table 1—Safe Sight Distance for passenger cars and single unit trucks exiting from driveways onto two-lane roads.

BRIDGEVILLE BOROUGH ZONING HEARING BOARD

425 BOWER HILL ROAD
BRIDGEVILLE, PA 15017

April 7, 2020

Robert David Holding Company	211 Bridge Street	Pittsburgh, PA 15228
Shoufs II, LLC	200 Washington Avenue	Bridgeville, PA
Duane & Kimberly Kepple	127 Washington Avenue	Bridgeville, PA
Moses Enterprises, Inc.	552 Azalea Lane	Bridgeville, PA
DJR Investment Properties, LLC	215 Washington Avenue	Bridgeville, PA
Victorian Finance, LLC	212 Washington Avenue	Bridgeville, PA
John Rattenni	215 Washington Avenue	Bridgeville, PA
Judith Short/Kimberly Lawrence	219 Washington Avenue	Bridgeville, PA
James Kish	225 Washington Avenue	Bridgeville, PA
Shouf Holdings, LLC	200 Washington Avenue	Bridgeville, PA
Carol Parks	306 Washington Avenue	Bridgeville, PA
Robert & Grace Chickis	312 Washington Avenue	Bridgeville, PA
James & Nancy Donovan	318 ½ Washington Avenue	Bridgeville, PA
Albert & Gloria Smith	318 Washington Avenue	Bridgeville, PA
John & Snezana Chabala	595 Scenic Drive	Avella, PA 15312
Everett Weisser	279 Brookwood Road	Venetia, PA 15367
Carl & Inez Speranza	333 Prestley Road	Bridgeville, PA
Gillian Smith	331 Prestley Road	Bridgeville, PA
Craig & Laurie LaLama	875 Elm Street, Apt. 1-5	Manchester, NH 03101
Gilbert, James & Mary Taylor	333 St. Clair Street	Bridgeville, PA
Robert McMaster/Amanda Sharp	332 St. Clair Street	Bridgeville, PA
Jay Cermenaro	1351 Rose Circle	Pittsburgh, PA 15241
Pittsburgh/West Virginia Rwy. Co.	100 1 st St. SE	Brewster, OH 44613

Dear Property Owners:

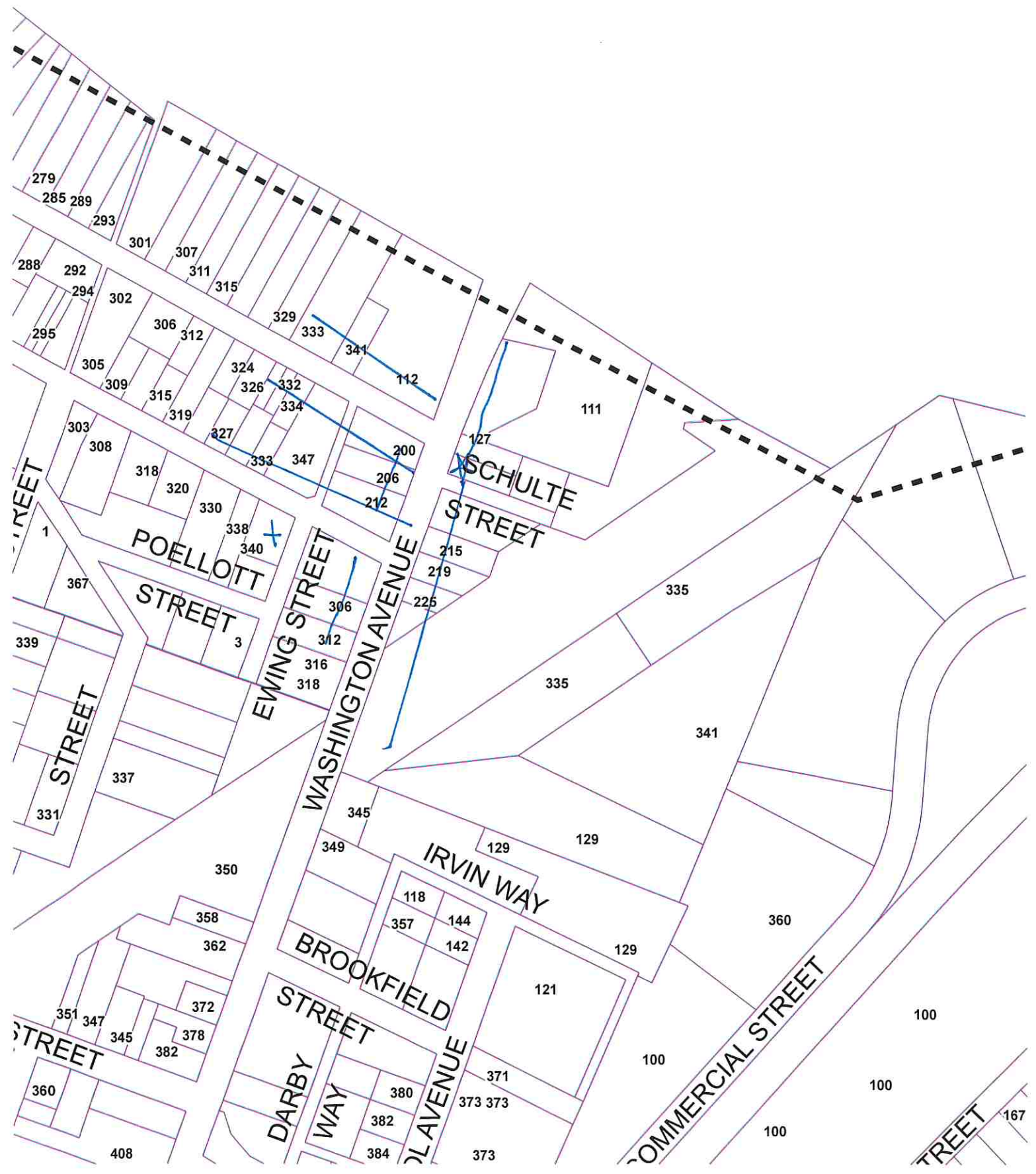
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Kindest regards,

Lori Collins
Zoning Officer

Cc: Zoning Hearing Board/Borough Council/Planning Commission
Tamara Padgelek 131 Washington Avenue Bridgeville, PA 15017



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STREET

POELLOTT STREET

EWING STREET

WASHINGTON AVENUE

IRVIN WAY

BROOKFIELD STREET

DARBY WAY

CLAVENUE

SCHULTE STREET

COMMERCIAL STREET

TREET

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