

**WEST DEER
TOWNSHIP
SUPERVISORS**



November 20, 2019

6:00 p.m.

Public Hearing

Proposed Zoning Map Corrections

PUBLIC HEARING/ - PROPOSED ZONING MAP CORRECTIONS:

- OPEN PUBLIC HEARING
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- PUBLIC HEARING ADVERTISED
- PROPERTY OWNERS NOTIFIED VIA MAIL
- NEIGHBORING PROPERTY OWNERS NOTIFIED VIA MAIL
- PROPERTY POSTED

ORDINANCE NO. 432 (ATTACHED)

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CORRECTING THE OFFICIAL ZONING MAP OF WEST DEER TOWNSHIP AND REZONING PORTIONS OF FOUR PARCELS OF REAL PROPERTY LOCATED WITHIN THE TOWNSHIP.

ORDINANCE NO. 432 WILL REZONE CERTAIN PORTIONS OF THE FOLLOWING FOUR PARCELS OF REAL PROPERTY THAT WERE INCORRECTLY ZONED AND CORRECT THE OFFICIAL ZONING MAP OF WEST DEER TOWNSHIP.

ORDINANCE NO. 432 WILL AMEND ORDINANCE NO. 394 ("ZONING ORDINANCE OF WEST DEER TOWNSHIP").

- 1) Property owned by TOA Rose Ridge, L.P. / Costantini, Lot & Block number 1216-E-281, located at 4769 Gibsonia Road, Allison Park 15101, totaling 164.5820 acres:
 - a. The parcel of real property is currently zoned *both* R-1 Rural Residential District and R-2 Semi-Suburban Residential District.

- b. The entire parcel of real property should be zoned R-2 Semi-Suburban Residential District.
 - c. The portion of the parcel of real property currently identified as being zoned R-1 Rural Residential District will be correctly zoned as R-2 Semi-Suburban Residential District.
- 2) Property owned by Kress Development Corp., Lot & Block number 2009-K-100, located on Bakerstown Culmerville Road, Gibsonia, PA 15044, totaling 38.1500 acres:
 - a. The parcel of real property is currently zone *both* R-2 Semi-Suburban Residential District and R-Rural Estate District.
 - b. The entire parcel of real property should be zoned R-2 Semi-Suburban Residential District.
 - c. The portion of the parcel of property currently identified as being zoned R-Rural Estate District will be correctly zoned as R-2 Semi-Suburban Residential District.
- 3) Property owned by Daniel B. Pierce Property Group, LLC, Lot & Block number 1215-R-148, located at 4802 Gibsonia Road, Allison Park, PA 15101, totaling 10.7126 acres:
 - a. The parcel of real property is currently zoned *both* R-2 Semi-Suburban Residential District and SU Special Use District.
 - b. The entire parcel of real property should be zoned SU Special Use District.
 - c. The portion of the parcel of real property currently identified as being zoned R-2 Semi-Suburban Residential District will be correctly zoned as SU Special Use District.
- 4) Property owned by Andretta Kobik, Lot & Block number 2196-K-267, located at 4989 Bakerstown Culmerville Road, Tarentum, PA 15084, totaling 22.9200 acres:
 - a. The parcel of property is currently zoned *both* R- Rural Estate District and R-2 Semi Suburban Residential District.
 - b. The entire parcel of property should be zoned R-2 Semi Suburban Residential District.

- c. The portion of the parcel of property currently identified as being zoned R-Rural Estate District will be correctly zoned as R-2 Semi Suburban Residential District.

THE WEST DEER TOWNSHIP PLANNING COMMISSION REVIEWED THE ZONING MAP CORRECTIONS AT THEIR AUGUST 22, 2019 MEETING AND UNANIMOUSLY RECOMMENDED APPROVAL OF ITEMS 1 THROUGH 4.

THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT WAS SENT A COPY OF THE ZONE CHANGE CORRECTIONS FOR THEIR REVIEW AND HAD 45 DAYS TO REVIEW. ATTACHED ARE TWO (2) REVIEW LETTERS DATED SEPTEMBER 19, 2019.

AT THIS POINT, WE WILL OPEN THE FLOOR TO PUBLIC COMMENT.....

ALL THOSE WHO ARE INTERESTED IN SPEAKING THIS EVENING, PLEASE RISE TO BE SWORN-IN.....

ANY PUBLIC COMMENTS.....PLEASE COME UP TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

TO APPROVE: I MOVE TO ADOPT ORDINANCE NO. 432 APPROVING THE CORRECTIONS AND REZONING OF THE FOUR PARCELS OF PROPERTY AS IDENTIFIED THAT WILL BE INCORPORATED INTO THE OFFICIAL ZONING MAP OF WEST DEER TOWNSHIP.

TO DENY: I MOVE TO DENY THE CORRECTIONS TO THE OFFICIAL ZONING MAP OF WEST DEER TOWNSHIP.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
MR. KARPUI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

ADJOURNMENT/PUBLIC HEARING:

I MOVE TO ADJOURN THE PUBLIC HEARING AT _____ P.M.

MOTION SECOND AYES NAYES

MR. KARPUI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

**TOWNSHIP OF WEST DEER
ALLEGHENY COUNTY, PA
ORDINANCE NO. 432**

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF
ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CORRECTING THE
OFFICIAL ZONING MAP OF WEST DEER TOWNSHIP AND REZONING
PORTIONS OF FOUR PARCELS OF REAL PROPERTY LOCATED WITHIN THE
TOWNSHIP**

WHEREAS, a certain tract of real property located in the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, owned by TOA Rose Ridge, L.P. / Leonard R. Costantini III, Georgette Costantini, Nichole Costantini, Deena Costantini, Leonard R. Costantini IV, Jaclyn Costantini, Dominick Costantini, Anthony Costantini, and Michael Costantini, Lot and Block number 1216-E-281, totaling 164.5820 acres, located at 4769 Gibsonia Road, Allison Park, PA 15101 ("Lot and Block number 1216-E-281"), bounded as shown on the attached map with the westerly portion zoned R-2 Semi-Suburban Residential District and the easterly portion zoned R-1 Rural Residential District, yet the entire parcel should be correctly zoned as R-2 Semi-Suburban Residential District; and

WHEREAS, a certain tract of real property located in the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, owned by Kress Development Corporation, Lot and Block number 2009-K-100, totaling 38.1500 acres, located at Bakerstown-Culmerville Road, Gibsonia, PA 15044 ("Lot and Block number 2009-K-100"), bounded as shown on the attached map with a portion zoned R-2 Semi-Suburban Residential District and another zoned R-Rural Estate District, yet the entire parcel should be correctly zoned as R-2 Semi-Suburban Residential District; and

WHEREAS, a certain tract of real property located in the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, owned by Daniel B. Pierce Property Group, LLC, Lot & Block number 1215-R-148, totaling 10.7126 acres, located at 4802 Gibsonia Road, Allison Park, PA 15101 ("Lot & Block number 1215-R-148"), bounded as shown on the attached map with a portion zoned R-2 Semi-Suburban Residential District and another zoned SU Special Use District, yet the entire parcel should be correctly zoned as SU Special Use District; and

WHEREAS, a certain tract of real property located in the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, owned by Andretta Kobik, Lot and Block number 2196-K-267, totaling 22.9200 acres, located at 4989 Bakerstown-Culmerville Road, Tarentum, PA 15084 ("Lot and Block number 2196-K-267"), bounded as shown on the attached map with a portion zoned R-Rural Estate District and another zoned R-2 Semi-Suburban Residential District, yet the entire parcel should be correctly zoned as R-2 Semi-Suburban Residential District; and

WHEREAS, the Board of Supervisors of West Deer Township – pursuant to the provisions of the Pennsylvania Municipality Planning Code – has submitted the requested zoning map corrections and rezoning of portions of the above parcels of property to the Township of West Deer Planning Commission and the Allegheny County Economic Development for review and recommendation and, further, has properly advertised and scheduled a public hearing on 20 November 2019 for the requested zoning amendment and has conspicuously posted the affected tracts; and

WHEREAS, The Board of Supervisors of West Deer Township, at a public hearing held 20 November 2019, reviewed and upon consideration of the recommendation of the Township Planning Commission, review by the Allegheny County Department of Economic Development, and comments from the public, has determined that the zoning map corrections and rezoning of portions of the above parcels of real property are appropriate.

NOW, THEREFORE, THE TOWNSHIP OF WEST DEER HEREBY ORDAINS THAT PORTIONS OF THE ABOVE PROPERTIES BE REZONED AND THE TOWNSHIP OF WEST DEER OFFICIAL ZONING MAP HEREBY BE CORRECTED AS FOLLOWS:

- The real properties described above shall be corrected and portions of each parcel of real property shall be rezoned as listed below:

1. The portion of Lot and Block number 1216-E-281 currently identified as being zoned R-1 Rural Residential District shall be correctly zoned as R-2 Semi-Suburban Residential District;
2. The portion of Lot and Block number 2009-K-100 currently identified as being zoned R-Rural Estate District shall be correctly zoned as R-2 Semi-Suburban Residential District;
3. The portion of Lot & Block number 1215-R-148 currently identified as being zoned R-2 Semi Suburban Residential District shall be correctly zoned as SU Special Use District; and
4. The portion of Lot & Block number 2196-K-267 currently identified as being zoned R-Rural Estate District shall be correctly zoned as R-2 Semi Suburban Residential District.

- The above corrections and rezoning of each parcel of property shall be incorporated into the Official West Deer Township Zoning Map and the zoning district of each parcel of real property shall be identified as herein provided.

- This Ordinance No. 432 shall amend Ordinance No. 394 (the “Zoning Ordinance of West Deer Township”).

- All prior ordinances or parts of ordinances inconsistent with the Ordinance are hereby repealed only to that extent in which they are in conflict. If any provision of this Ordinance shall be held by a Court to be unconstitutional, such judgment shall not be held to invalidate any other provision. This Ordinance shall become effective immediately.

ORDAINED AND ENACTED THIS 20TH day of November, 2019.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel J. Mator, Jr.
Township Manager

Shirley Hollibaugh, Chairwoman
Board of Supervisors

SEAL

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 20 November 2019, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minute Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes

No

Abstain

Absent

Shirley A. Hollibaugh, Chairperson

Richard W. DiSanti, Jr., Vice Chairperson

Beverly S. Jordan

Arlind Karpuzi

Shawn W. Maudhuit

Joyce A. Romig

Gerry Vaerewyck

WITNESS my hand and the seal of the Township on this 20th of November 2019.

[SEAL]

By: _____
Daniel J. Mator, Jr.
Township Manager



**Planning Commission
Meeting Report for August 22, 2019**

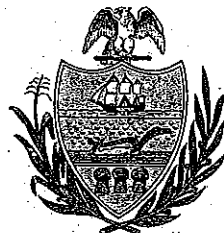
Project Name: **ZONING MAP CORRECTIONS**

To correct certain parcels on zoning map that have one parcel zoned two different zones. The corrections would be:

1. *4769 Gibsonia Road* (Lot/Block #1216-E-281) totaling 164.5820 acres. Property owned by TOA Rose Ridge, LP/Constantini. Parcel is both R-1 (Rural Residential) and R-2 (Semi-Suburban Residential). Entire parcel should be R-2.
2. *Bakerstown-Culmerville Road* (Lot/Block #2009-K-100) totaling 38.1500 acres. Property owned by Kress Development Corp. Parcel is both R-2 (Semi-Suburban Residential) and R (Rural Estate). Entire parcel should be R-2.
3. *4802 Gibsonia Road* (Lot/Block #1215-R-148) totaling 10.7126 acres. Property owned by Daniel B. Peirce Property Group, LLC. Parcel is both R-2 (Semi-Suburban Residential) and SU (Special Use). Entire parcel should be SU.
4. *4989 Bakerstown Culmerville Road* (Lot/Block 2196-K-267) totaling 22.9200 acres. Property is owned by Andretta Kobik. Parcel is both R (Rural Estate) and R-2 (Semi-Suburban). Entire parcel should be R-2.
5. *Deer Creek Valley Road* (Lot/Block #1219-P-125) totaling 169.2910 acres. Property owned by Bessemer & Lake Erie Railroad Company. Parcel is both R-1 (Rural Residential) and I (Industrial). Entire parcel should be I.

It was agreed upon by all Planning Commission members that this property should not be corrected at this time. Should be corrected when Bessemer & Lake Erie Railroad request a zone correction.

RECOMMENDED APPROVAL of Items No. 1 thru 4. No recommendation for Item No. 5.



RICH FITZGERALD
COUNTY EXECUTIVE

September 19, 2019

Mr. Daniel J. Mator, Jr., Township Manager
West Deer Township
109 East Union Road
Cheswick, PA 15024

RECEIVED

SEP 20 2019

WEST DEER TOWNSHIP

RE: Proposed Zoning Map Amendment – R-1 to R-2
ACED File #: 19061-OR
Mail Date: August 9, 2019
45 Days: September 23, 2019

Dear Mr. Mator:

The Planning Division of Allegheny County Economic Development (ACED) has reviewed the aforementioned matter pursuant to the Pennsylvania Municipalities Planning Code (MPC). As a result, the County offers the following for your consideration.

GENERAL OVERVIEW

According to the Township's cover letter, the purpose of the proposed amendment is to correct the official zoning map of West Deer Township. A property owned by TOA Rose Ridge, L.P. / Costantini, Lot & Block #1216-E-281, located at 4769 Gibsonia Road, Allison Park 15101 and totaling 164.5820 acres is currently zoned R-1 Rural Residential and R-2 Semi-Suburban Residential. The entire parcel is proposed to be rezoned to R-2 Semi-Suburban Residential.

COMMENTS

1. The subject property is, or was, a golf course. According to Ord. 394, the Township's zoning ordinance, golf courses are a conditional use in the R, R-1 and R-2 Districts. On the Future Land Use Map in the Township's 2010 comprehensive plan, the property is also identified as a golf course. As there is consistency between the Township's zoning ordinance and comprehensive plan, and as golf courses are an authorized use in both districts, it isn't clear which of the zoning district designations was the result of an error or a mistake.
2. Regardless, split-zoning a property is not ideal from a planning perspective, and especially when there are no significant features such as a highway, railroad, blueline streams or topographic feature that effectively acts as a zoning district boundary. However, when a split-zoned property is proposed to be rezoned to a single district the potential impacts of the rezoning


should still be identified and carefully considered. For this particular property, the following should be taken into consideration:

- a. The property has an area of ± 165 acres. The R-2 District permits a much higher density of development than the R-1 District, which could be significant on such a large property. At the maximum allowable density for a multi-family development, such as townhouses or a PRD, how many dwellings units might be permitted? What is the condition and capacity of existing infrastructure (e.g., water, sanitary sewer, roads), community facilities (e.g., schools, parks) and public services (e.g., fire, police) that would be needed to support the development? If there is a need for major improvements and/ or additional resources, does the Township know how these needs would be met?
3. As a reminder, when a municipality has adopted a comprehensive plan, MPC §§303(a)(3) and (b) provide that any subsequent action to amend the zoning ordinance shall be submitted to the planning commission. The planning commission's review shall include a written statement as to whether or not the proposed action is in accordance with the objectives of the comprehensive plan. If a rezoning is adopted that isn't generally consistent with the comprehensive plan, per MPC 603(j), the municipality shall concurrently amend its comprehensive plan.
4. MPC §§609(b)(1) and (2) state that when a proposed amendment involves a zoning map change, notice of the public hearing must be posted conspicuously at points along the tract sufficient to notify potentially interested citizens, at least one week prior to the date of the public hearing. Notice of the public hearing must also be sent by first-class mail at least thirty days prior to the hearing, to all property owners located within the area being rezoned. However, per MPC §609(b)(2)(ii), when a rezoning constitutes a comprehensive rezoning these requirements do not apply.
 - a. Although the proposed rezoning is one of five other applications, the properties are located throughout the Township. If the Township was planning to forego the notification requirements of the MPC, it may be advisable to have the Township solicitor clarify first whether or not the rezonings constitute a "comprehensive rezoning".

If the proposed amendment is adopted, please send a copy of the fully executed ordinance to the County, including the signed and dated signature pages, within 30 days of adoption as required by the MPC. If the proposed amendment is modified, please resubmit the ordinance for review and reference the ACED file number for this review in your request.

Please direct any inquiries or comments to my attention at (412) 350-1030.

Sincerely,


Kay K. Pierce
Manager, Planning Division

KKP:mts

RICH FITZGERALD
COUNTY EXECUTIVE

September 19, 2019

Daniel J. Mator, Jr., Township Manager
West Deer Township
109 East Union Road
Cheswick, PA 15024

RECEIVED

SEP 20 2019

WEST DEER TOWNSHIP

RE: **Proposed Zoning Map Amendment – R to R-2**
ACED File #: 19062-OR
Mail Date: August 9, 2019
45 Day Review Period Expiration: September 23, 2019

Dear Mr. Mator:

The Planning Division of Allegheny County Economic Development (ACED) has reviewed the aforementioned matter pursuant to the Pennsylvania Municipalities Planning Code (MPC). As a result, the County offers the following for your consideration.

GENERAL OVERVIEW

According to the Township's cover letter, the purpose of the proposed amendment is to correct the official zoning map of West Deer Township. A property owned by Kress Development Corp., Lot & Block #2009-K-100, located on Bakerstown Culmerville Road, and totaling 38.15 acres, is currently zoned R-2 Semi-Suburban Residential and R Rural Estate. The entire parcel is proposed to be rezoned to R-2.

COMMENTS

1. The bulk of the property is zoned R-2 and is mostly undeveloped, except for a single-family dwelling in the southwesterly part of the site. However, at some point in time a plan of subdivision was recorded that shows platting for a single-family residential development. The part of the site that is zoned R Rural Estate encompasses Deer Creek. The stream flows from north to south and runs along the westerly side Shepard Road, which borders the subject property to the east.
2. At the time that Ord. 394, the Township's zoning ordinance, was adopted the part of the site that is zoned "R" would also have been within the FP / C Floodplain Conservation District, which functioned as an overlay zoning district. The FP / C District is (or was) generally consistent with the recommendations of the Environmental Resources element and Hydrology maps in the Township's 2010 comprehensive plan. However, in 2014, the FP / C Floodplain Conservation District was repealed its entirety by Ord. 400 when the County's new FEMA maps took effect.

Page 1 of 2

LANCE CHIMKA, DIRECTOR

DEPARTMENT OF ECONOMIC DEVELOPMENT

ONE CHATHAM CENTER • SUITE 900 • 112 WASHINGTON PLACE • PITTSBURGH, PA 15219
PHONE (412) 350-1000 • WWW.ALLEGHENYCOUNTY.US/ECONOMIC/

3. Overall, there is no compelling evidence that the existing zoning of the parcel was the result of a map error or mistake. Rather, the zoning of the property on the Township's 2012 zoning map is consistent both with the comprehensive plan and the zoning of other properties in this area of the Township. To the north and south of the site along Shepard, Donaldson, and MacIntyre Roads, the properties in which Deer Creek and its tributaries are located are also zoned R Rural Estate.
4. While split zoning is usually not considered to be ideal from a planning perspective, in this case there appears to be a sound planning basis for the decision to split zone. Deer Creek was apparently intended to establish the easterly "boundary" of R-2 District as it extended from the west along Bakerstown Road. Since the bulk of the property is located to the west of Deer Creek and presumably not within a regulatory or flood-prone area, it was reasonable to include in the R-2 District.
5. As a reminder, when a municipality has adopted a comprehensive plan, MPC §§303(a)(3) and (b) provide that any subsequent action to amend the zoning ordinance shall be submitted to the planning commission. The planning commission's review shall include a written statement as to whether or not the proposed action is in accordance with the objectives of the comprehensive plan. If a rezoning is adopted that isn't generally consistent with the comprehensive plan, per MPC 603(j), the municipality shall concurrently amend its comprehensive plan.
6. MPC §§609(b)(1) and (2) state that when a proposed amendment involves a zoning map change, notice of the public hearing must be posted conspicuously at points along the tract sufficient to notify potentially interested citizens, at least one week prior to the date of the public hearing. Notice of the public hearing must also be sent by first-class mail at least thirty days prior to the hearing, to all property owners located within the area being rezoned. However, per MPC §609(b)(2)(ii), when a rezoning constitutes a comprehensive rezoning these requirements do not apply.
 - a. Although the proposed rezoning is one of five other applications, the properties are located throughout the Township. If the Township was planning to forego the notification requirements of the MPC, it may be advisable to have the Township solicitor clarify first whether or not the rezonings constitute a "comprehensive rezoning".

If the proposed amendment is adopted, please send a copy of the fully executed ordinance to the County, including the signed and dated signature pages, within 30 days of adoption as required by the MPC. If the proposed amendment is modified, please resubmit the ordinance for review and reference the ACED file number for this review in your request.

Please direct any inquiries or comments to my attention at (412) 350-1030.

Sincerely,


Kay K. Pierce
Manager, Planning Division

KKP:mts



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chair of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

MEMORANDUM

TO: Pittsburgh Post-Gazette – **LOCAL EXTRA NORTH**
FROM: Cathy Sopko, Administrative Assistant
DATE: October 18, 2019
SUBJECT: **PUBLIC HEARING/PROPOSED CORRECTIONS TO THE OFFICIAL ZONING MAP OF WEST DEER AND REZONING OF PORTIONS OF CERTAIN PARCELS OF REAL PROPERTY**

ADVERTISEMENT DATES: November 1, 2019 and November 8, 2019

The West Deer Township Board of Supervisors will hold a public hearing to consider the adoption of Ordinance No. 432. The title of the ordinance is:

ORDINANCE No. 432

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CORRECTING THE OFFICIAL ZONING MAP OF WEST DEER TOWNSHIP AND REZONING PORTIONS OF FOUR PARCELS OF REAL PROPERTY LOCATED WITHIN THE TOWNSHIP

Ordinance No. 432 will rezone certain portions of the following four parcels of real property that were incorrectly zoned and correct the Official Zoning Map of West Deer Township.

- 1) Property owned by TOA Rose Ridge, L.P. / Costantini, Lot & Block number 1216-E-281, located at 4769 Gibsonia Road, Allison Park 15101, totaling 164.5820 acres:
 - a. The parcel of real property is currently zoned *both* R-1 Rural Residential District and R-2 Semi-Suburban Residential District.
 - b. The entire parcel of real property should be zoned R-2 Semi-Suburban Residential District.
 - c. The portion of the parcel of real property currently identified as being zoned R-1 Rural Residential District will be correctly zoned as R-2 Semi-Suburban Residential District.

- 2) Property owned by Kress Development Corp., Lot & Block number 2009-K-100, located on Bakerstown Culmerville Road, Gibsonia, PA 15044, totaling 38.1500 acres:
 - a. The parcel of real property is currently zone *both* R-2 Semi-Suburban Residential District and R-Rural Estate District.
 - b. The entire parcel of real property should be zoned R-2 Semi-Suburban Residential District.
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- 3) Property owned by Daniel B. Pierce Property Group, LLC, Lot & Block number 1215-R-148, located at 4802 Gibsonia Road, Allison Park, PA 15101, totaling 10.7126 acres:
 - a. The parcel of real property is currently zoned *both* R-2 Semi-Suburban Residential District and SU Special Use District.
 - b. The entire parcel of real property should be zoned SU Special Use District.
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- 4) Property owned by Andretta Kobik, Lot & Block number 2196-K-267, located at 4989 Bakerstown Culmerville Road, Tarentum, PA 15084, totaling 22.9200 acres:
 - a. The parcel of property is currently zoned *both* R- Rural Estate District and R-2 Semi Suburban Residential District.
 - b. The entire parcel of property should be zoned R-2 Semi Suburban Residential District.
 - c. The portion of the parcel of property currently identified as being zoned R-Rural Estate District will be correctly zoned as R-2 Semi Suburban Residential District.

The corrections and rezoning of the four parcels of property identified in Ordinance No. 432 will be incorporated into the Official Zoning Map of West Deer Township. Ordinance No. 432 will amend Ordinance No. 394 ("Zoning Ordinance of West Deer Township").

The public hearing to consider passage of Ordinance No. 432 will be held on November 20, 2019 at 6:00 p.m. at the West Deer Township Municipal Building located at 109 East Union Road, Cheswick, PA 15024. All interested parties are invited to attend.

Ordinance No. 432 and the proposed corrections to the Official Zoning Map of West Deer Township can be examined and copied at the West Deer Township Municipal Building, 109 East Union Road, Cheswick, Pennsylvania during regular business hours.

Daniel J. Mator, Jr., Township Manager

1)

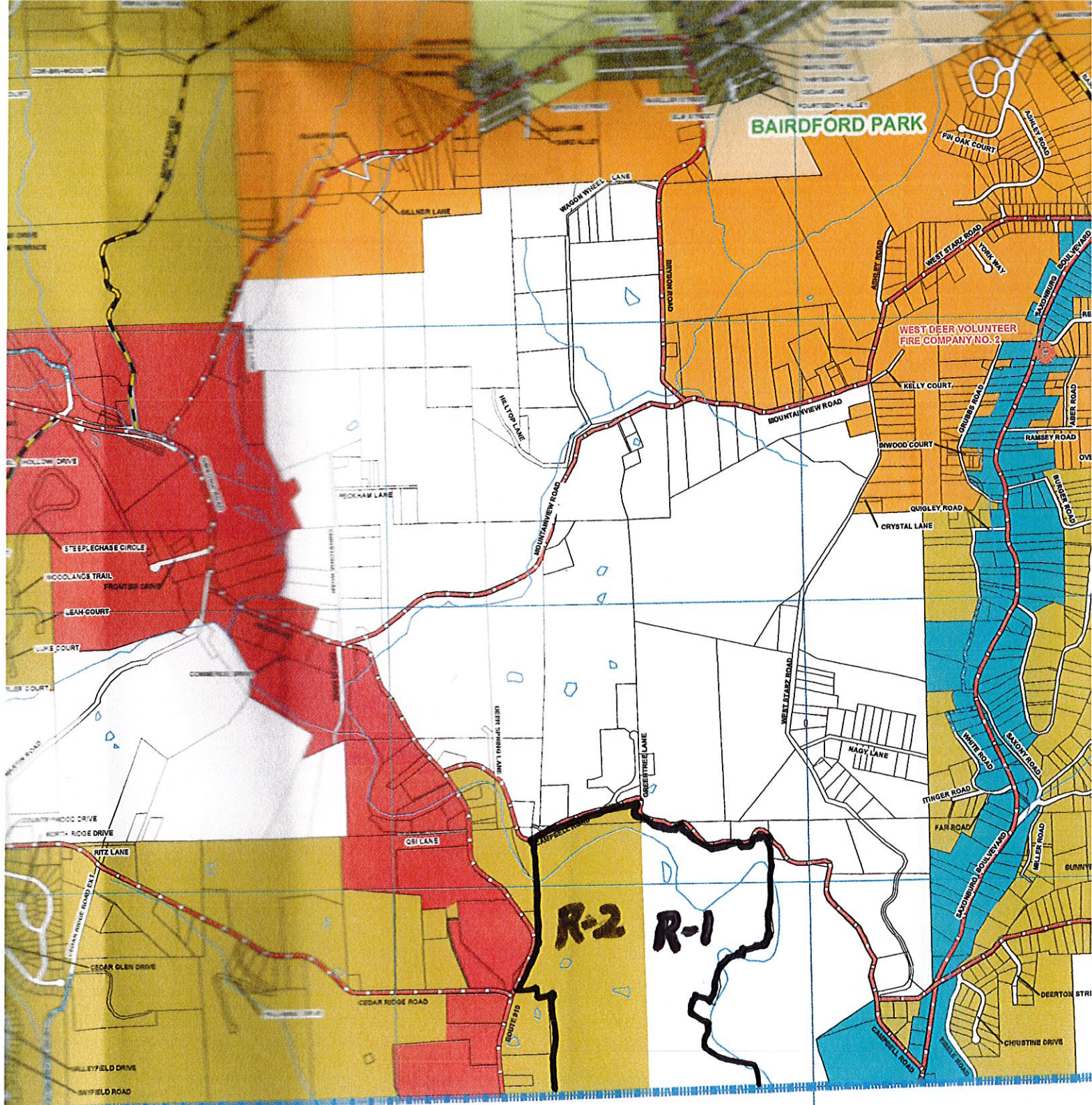
TOA ROSE RIDGE, L.P. / COSTANTINI

LOT & BLOCK #1216-E-281

4769 Gibsonia Road, Allison Park, PA 15101

164.5820 acres

**Portion is R-1 Rural Residential and R-2 Semi-Suburban
Residential – ENTIRE PARCEL SHOULD BE R-2 SEMI-
SUBURBAN RESIDENTIAL**



ENTIRE PARCEL SHOULD BE R-2

Indiana T

2

4



November 2

West Deer T



Parcel ID : 1216-E-00281-0000-00
 Property Address : 4769 GIBSONIA RD
 ALLISON PARK, PA 15101

Municipality : 952 West Deer
 Owner Name : COSTANTINI LEONARD R III
 COSTANTINI GEORGETTE
 COSTANTINI NICHOLE
 COSTANTINI DEENA
 COSTANTINI LEONARD R IV
 COSTANTINI JACLYN
 COSTANTINI DOMINICK
 COSTANTINI ANTHONY
 COSTANTINI MICHAEL

School District :	Deer Lakes	Neighborhood Code :	54C44
Tax Code :	Taxable	Owner Code :	Regular
Class :	Commercial	Recording Date :	4/12/2005
Use Code :	GOLF COURSES (PUBLIC)	Sale Date :	4/12/2005
Homestead :	No	Sale Price :	\$1
Farmstead :	No	Deed Book :	12407
Clean And Green	Yes	Deed Page :	442
Other Abatement :	No	Lot Area :	164.5820 Acres

2019 Full Base Year Market Value

Land Value	\$1,249,800
Building Value	\$476,800
Total Value	\$1,726,600

2019 County Assessed Value

Land Value	\$423,600
Building Value	\$476,800
Total Value	\$900,400

2018 Full Base Year Market Value

Land Value	\$1,249,800
Building Value	\$476,800
Total Value	\$1,726,600

2018 County Assessed Value

Land Value	\$423,600
Building Value	\$476,800
Total Value	\$900,400

Address Information

Owner Mailing : 4855 MIDDLE RD
 ALLISON PARK , PA 15101-1117

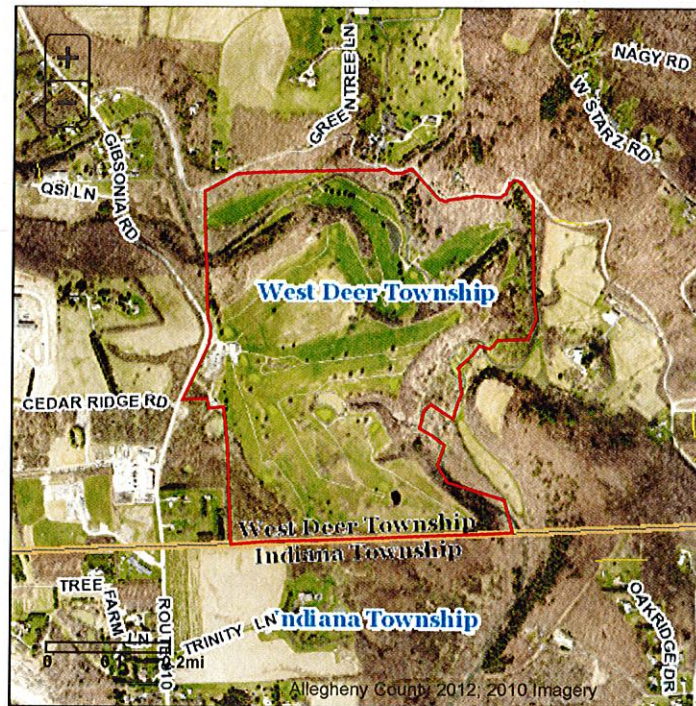
Parcel ID : 1216-E-00281-0000-00
Property Address : 4769 GIBSONIA RD
ALLISON PARK, PA 15101

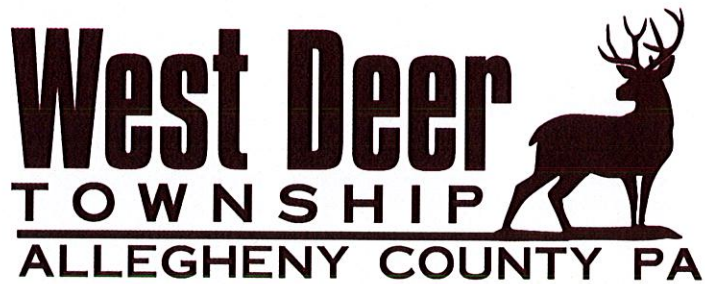
Municipality : 952 West Deer
Owner Name : COSTANTINI LEONARD R III
COSTANTINI GEORGETTE
COSTANTINI NICHOLE
COSTANTINI DEENA
COSTANTINI LEONARD R IV
COSTANTINI JACLYN
COSTANTINI DOMINICK
COSTANTINI ANTHONY
COSTANTINI MICHAEL

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

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Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

October 1, 2019

Constantini Family
4855 Middle Rd.
Allison Park, PA 15101-1117

Dear Property Owners:

Be advised that West Deer Township has set a public hearing for a zone correction for property at **4769 Gibsonia Road, Lot/Block #1216-E-281, owned by TOA Rose Ridge, L.P./Constantini, totaling 164.5820 acres.** This parcel is currently zoned both R-1 (Rural Residential) and R-2 (Semi-Suburban Residential). The entire parcel should be R-2 Semi-Suburban Residential. The correction is needed as no parcel should contain two separate uses.

This notice is being sent to you and all property owners that are near or abut this property to give you the opportunity to express any concerns you may have with this correction. If you have a positive or negative view on this zone change, you will have an opportunity to be heard at the hearing on November 20, 2019 at 6:00 p.m. at the West Deer Township Municipal Building located at 109 East Union Road.

Attached is a copy of the current zoning map outlining the property to be corrected along with a chart from the West Deer Township Zoning Ordinance regarding the uses in the **R-2 zone**. If you have any questions, please call the Code Enforcement Officer at 724-265-2780 prior to this meeting.

Sincerely,

William Payne
Code Enforcement Officer
West Deer Township



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

October 9, 2019

Dear Property Owner:

Be advised that West Deer Township has set a public hearing for a zone correction for property at **4769 Gibsonia Road, lot/block #1216-E-281 totaling 164.5820 acres, owned by TOA Rose Ridge, L.P./Costantini.** This parcel is currently zoned both R-1 (Rural Residential) and R-2 (Semi-Suburban Residential). The entire parcel should be R-2 Semi-Suburban Residential. The correction is needed as no parcel should contain two separate uses.

This notice is being sent to all property owners that are near or abut this property to give you the opportunity to express any concerns you may have with this correction. If you have a positive or negative view on this zone change, you will have an opportunity to be heard at the hearing on **November 20, 2019 at 6:00 p.m.** at the West Deer Township Municipal Building located at 109 East Union Road.

Attached is a copy of the current zoning map outlining the property to be corrected along with a chart from the West Deer Township Zoning Ordinance regarding the uses in the **R-2 zone**. If you have any questions, please call the Code Enforcement Officer at 724-265-2780 prior to this meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Payne".

William Payne
Code Enforcement Officer
West Deer Township

Bonnie Blackstone/Paul Mason
PO Box 220
Allison Park, PA 15101

Varner Family Trust
318 Stone Church Rd.
Finleyville, PA 15332-4224

Thomas & Marie Seubert
57 Greentree Ln.
Cheswick, PA 15024

Kenneth Grau
15823 Cascading Brook Way
Cypress, TX 77433-5559

Wayne White
4817 Gibsonia Rd.
Allison Park, PA 15101

Justin & Roxanne Allenbaugh
4691 Gibsonia Rd.
Allison Park, PA 15101

Charles & Barbara Ziesche
9 Deer Spring Ln.
Allison Park, PA 15101

James & Colleen O'Toole
21 Greentree Ln.
Cheswick, PA 15024

James & Roberta Seibert
126 Campbell Rd.
Cheswick, PA 15024

Dennis & Rosanne Kwiatkowski
206 Maple Terrace Dr.
Cheswick, PA 15024

Paradise Lane, LLC
1520 Robb Rd.
Ligonier, PA 15658-2355

Paula Lockhart
101 Campbell Rd.
Cheswick, PA 15024

James Antaki
77 Bessemer Ln.
Ithaca, NY 14850-9699

Janet Hepler
3824 Cedar Ridge Rd.
Allison Park, PA 15101

Bruce & Janet White
4825 Gibsonia Rd.
Allison Park, PA 15101

Stephen & Paulette Godlewski
4697 Gibsonia Rd.
Allison Park, PA 15101

George & Linda Anthony
6 Deer Spring Ln.
Allison Park, PA 15101

Resident
330 Trinity Ln.
Allison Park, PA 15101

ROSE RIDGE
1216-E-281

Zicon Properties, Inc.
2100 Gerogetown Dr., Ste 300
Sewickley, Pa 15143-8782

Chester & Dorothy Usowski
5176 Lobardi Dr.
Pittsburgh, PA 15236-2662

Joseph Fetzick
2191 Ferguson Rd.
Allison Park, PA 15101-3344

Daniel Pierce Property Group LLC
4802 Gibsonia Rd.
Allison Park, PA 15101

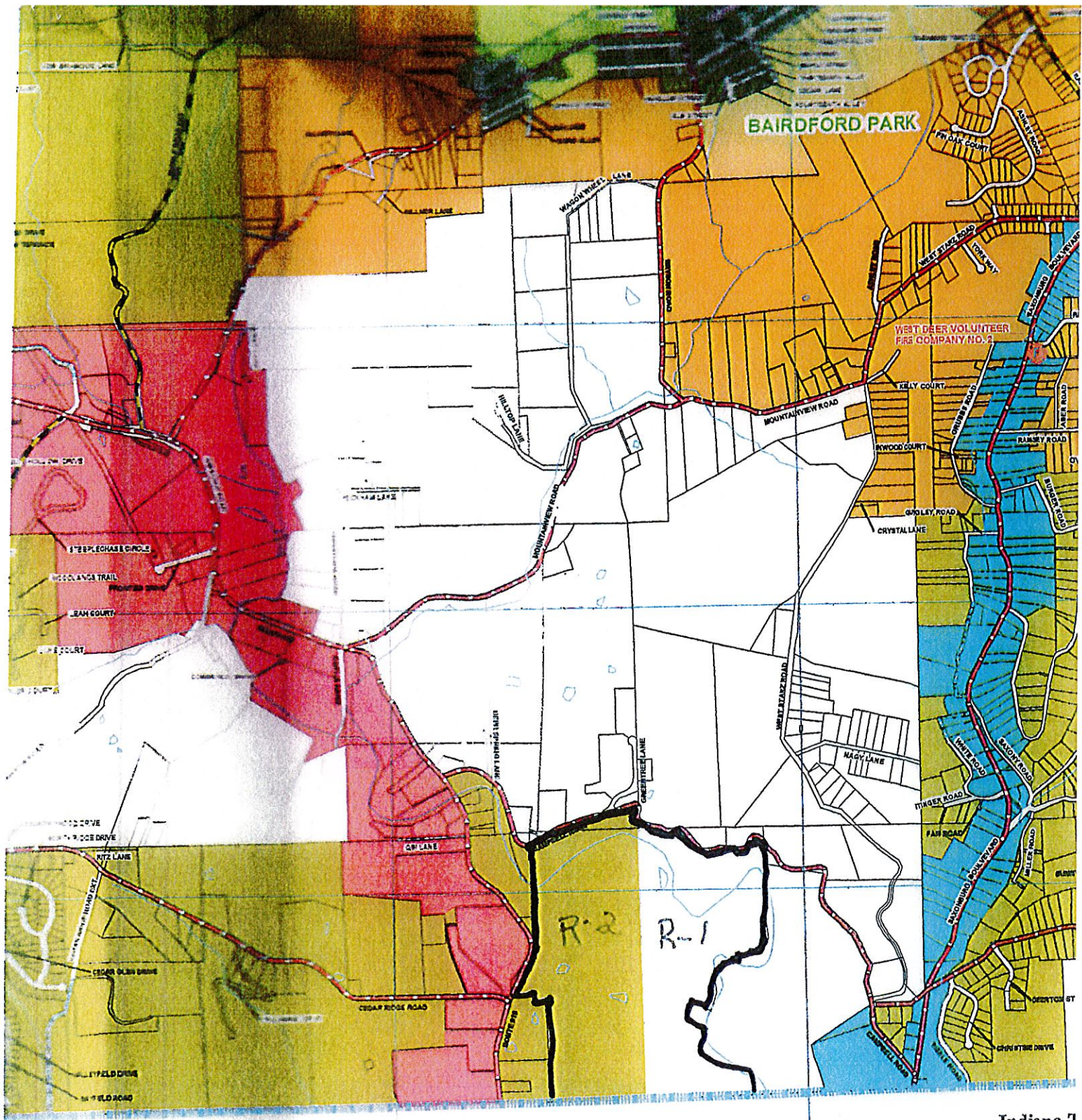
Patricia & Kelly Maloney
4689 Gibsonia Rd.
Allison Park, PA 15101

Alan Lantzy & Christine Roman
25 Deer Spring Ln.
Allison Park, PA 15101

Nicholas Scigliano
8 Greentree Ln.
Cheswick, PA 15024

Harry & Kelly Hammell
210 Maple Terrace Dr
Cheswick, PA 15024

26



All R-2

Indiana 7

2

3

4



November
West Deer 7



Section 5.4. AUTHORIZED LAND USES BY DISTRICT

Legend

- P Permitted Use
- C Conditional Use
- A Accessory Use

A	RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
1	Apartment				C	C	C				P
2	Boarding House						P				
3	Duplex			P	P	C					P
4	Mobile Home Park					C					
5	Mobile Home					P					
6	Nursing/Convalescent Care Facility				C			P			
7	Planned Residential Development (PRD)			C	C	C					
8	Quadplex				C	C					
9	Single-Family Attached Dwelling										P
10	Single-Family Detached Dwelling	P	P	P	P	P					
11	Townhouse				C	C	C				
B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
1	Accessory Structures/Uses	A	A	A	A	A	A	A	A	A	A
2	Adult-Oriented Establishment								C		
3	Agriculture	P	P								
4	Airport								C		
5	Animal Husbandry	P	P								
6	Assembly or Fabrication Facility								P	P	
7	Automobile Garage: See <i>Garage, Automobile Repair</i>										
8	Automobile Sales/Service							C		C	
9	Automobile Rental							C		C	
10	Bank: See <i>Financial Institution</i>										
11	Bakery						P	P		P	P
12	Bed and Breakfast	C	C			C	P				C
13	Billboard							C	C	C	
14	Bowling Alley							P		P	
15	Business and Technology Park								C		
16	Business Services						P	P		P	
17	Campground	C									
18	Car Wash							P		P	
19	Cemetery		C								
20	Cinema							P		P	
21	Clinic: See <i>Medical Clinic</i>										
22	Communications Antenna	P	P	P	P	P	P	P	P	P	
23	Communications Tower								C	C	
24	Conference and Training Center							P		P	
25	Contractor's Yard								C	C	
26	Convenience Store, Neighborhood						P	P		P	C

Section 5.4 AUTHORIZED LAND USE BY DISTRICT - CONTINUED

B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
27	Convenience Store with Gasoline						C	C	C	C	
28	Country Club/Golf Course	C	C	C				P		P	
29	Day Care Center						P	P		P	C
30	Day Care Home	P	P	P	P	P					
31	Deep Well Site	C	C	C	C				C		
32	Driving Range	A	A	A				P	P	P	
33	Essential Services	P	P	P	P	P	P	P	P	P	
34	Financial Institution										P
35	Flex Space								P	P	
36	Food Packaging Facility								P		
37	Forestry	P	P	P	P	P	P	P	P	P	
38	Funeral Home				C	C	C	P		P	
39	Garage, Automobile Repair							C	C	C	
40	Garage, Public							C	C	C	
41	Garage, Private	A	A	A	A	A	A	A	A	A	
42	Garden Center/Nursery							P		P	
43	Gas and Oil Production	C	C	C	C	C	C	C	C	C	C
44	Gas Station: See Convenience Store with Gasoline										
45	Home Based Business, No Impact	P	P	P	P	P					P
46	Home Based Business, Other	C	C	C	C	C					C
47	Hospital				C			C		P	
48	Hotel/Motel							P		P	
49	Keeping of Horses, Boarding	P	P								
50	Keeping of Horses, Personal	P	P	P							
51	Kennel, Animal							C	C	C	
52	Library						P	P		P	
53	Manufacturing, Heavy								P		
54	Manufacturing, Light								P	P	
55	Massage Therapy Establishment						P	P		P	
56	Medical Clinic						C	P		P	
57	Military Related Facility								C		
58	Motel: See Hotel/Motel										
59	Municipal Administration Facility						C				
60	Natural Gas Compressor Station	C	C						C	C	
61	Natural Gas Processing Plant								C		
62	Office, Business, <5,000 s.f.						P	P	A	P	
63	Office, Business, >5,000 s.f. and <40,000 s.f.						C	P	A	P	
64	Office, Business, >40,000 s.f.							C		C	
65	Office, Medical						C	P		P	C
66	Office, Professional						P	P		P	P
67	Open Space	P	P	P	P	P	P	P	P	P	
68	Parking Areas						A	A	A	C	C
69	Parking Garage: See Garage, Public										
70	Parks	P	P	P	P	P	P	P	P	P	P
71	Personal Services						C	P		P	P

Section 5.4 AUTHORIZED LAND USE BY DISTRICT -- CONTINUED

B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
72	Pharmacy						P	P		P	
73	Place of Assembly	C	C	C	C	C	C	C		C	C
74	Place of Worship	C	C	C	C	C	C	C		C	C
75	Planned Non-Residential Development (PNRD)						P	P	P	P	
76	Post Office						P	P		P	
77	Printer/Publisher								P		
78	Private Club						C	C		C	
79	Public/Private Works	C	C	C	C	C	C	P	P	P	C
80	Recreation Facility, Profit						C	P		P	
81	Recreation Facility, Non-Profit			C	C			P			
82	Research and Development Facility								P	P	
83	Restaurant: With Drive Thru							C		C	
84	Restaurant: No Drive Thru						P	P		P	
85	Retail/Business Store, <10,000 s.f.						P	P		P	P
86	Retail/Business Store >10,000 s.f. and <40,000 s.f.							C		C	
87	Retail/Business Store >40,000 s.f.							C		C	
88	Roadside Stand	A	A				C	P	P	P	
89	Salvage Yard								P		
90	School, Commercial							P	P	P	
91	School, Academic	C	C	C	C	C	C	C		C	
92	Self-Service Storage Facility (mini-warehouse)								C	C	
93	Senior Center						P	P		P	
94	Shallow Well Site	C	C	C	C	C		C	C	C	
95	Social Club						C	C		C	
96	Social Services Agency						C	P		P	
97	Tavern/Bar						C	P		C	
98	Temporary Structure	A	A	A	A	A	A	A	A	A	A
99	Veterinary Services						C	P		P	
100	Warehouse/Distribution Center								P	C	
101	Wholesale Operation								P	P	
102	All Other Uses								C		

Section 5.5. DIMENSIONAL REQUIREMENTS

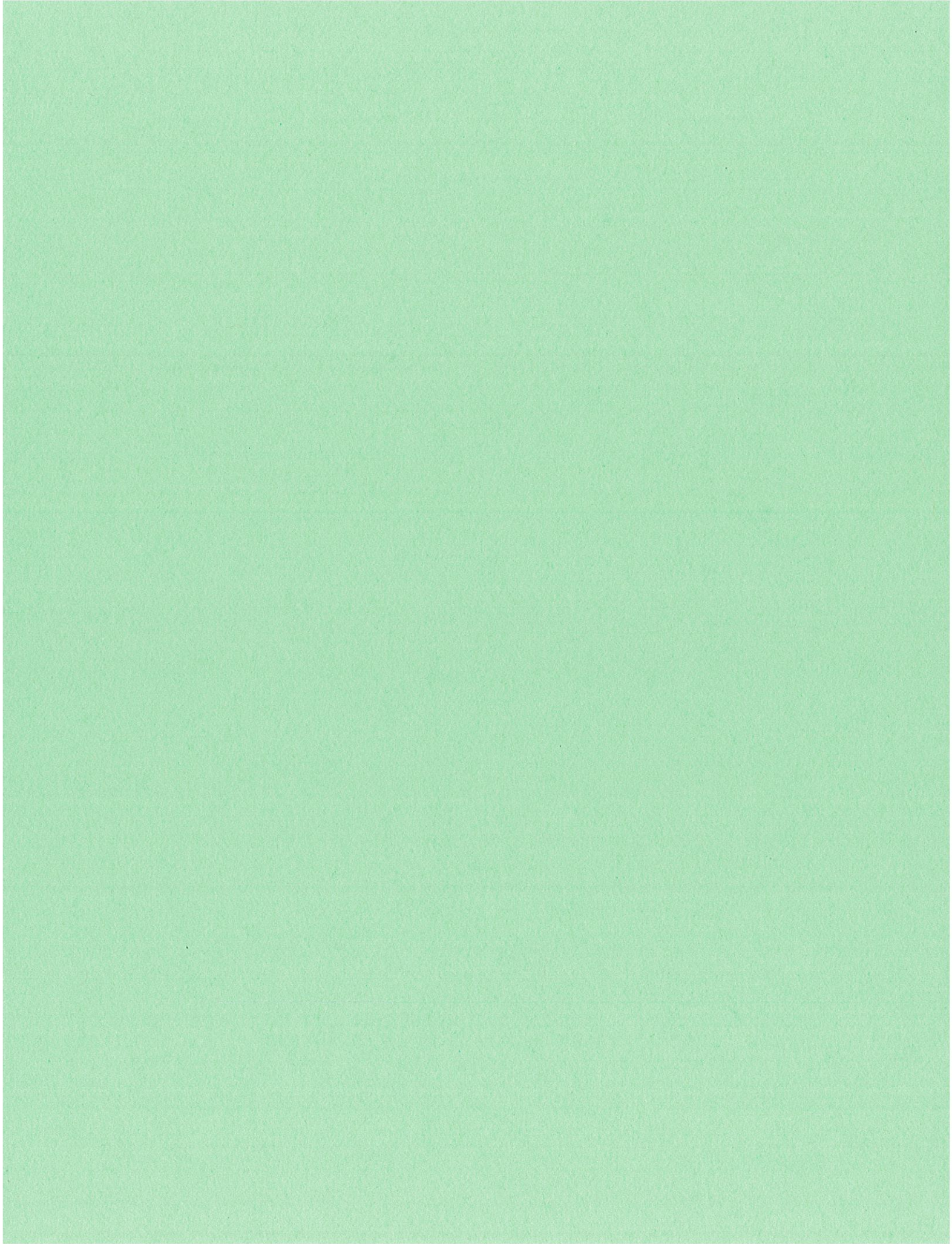
5.5.1. Conventional Development Dimensional Table

District	Land Use	Density (d/lu per acre)	Building Height (Stories)	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Rear Yard Setback (Principal Use)	Rear Yard Setback (Accessory Use)	Side Yard Setback (Principal Use)	Side Yard Setback (Street Side on Corner Lot)	Required Common Open Space
R	Single-Family	0.33	35' (2.5)	130,680	300'	50'	75'	25'	35'	35'	N/A
R-1	Single-Family	1.00	35' (2.5)	43,560	150'	50'	75'	25'	25'	35'	N/A
R-2	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	150'	35'	40'	10'	15'	35'	N/A
	Single-Family (All Utilities)	2.00		21,780	100'						
	Duplex with zero lot lines (No Utilities)***	1.45		60,000	200'						
	Duplex with zero lot lines (All Utilities)***	1.00		25,000	100'						
	Townhome	4.36		20,000	100'						
R-3	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	100'	35'	40'	10'	15'	35'	N/A
	Single-Family (All Utilities)	2.90		15,000	75'				20'		
	Multi-Family (2-6 Units)	4.36		20,000*	160'						
R-4	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	100'	25'	40'	5'	12'	25'	N/A
	Single-Family (All Utilities)	5.81		7,500	60'						
PRD	R-2 R-3 R-4	3.00 3.00 6.00	N/A	21,780 15,000 7,500	N/A	50' buffer on perimeter 25' buffer on perimeter 25' buffer on perimeter					30%net**

*An additional 2,500 square feet must be added with each additional unit more than two (2).

**Minimum 30% of net site area exclusive of roads, easements stormwater detention areas. Space between buildings and front perimeter is excluded from common space. Max 70% net site area residential including building, parking, private yards, and counts.

*** Duplex - In the case of a zero lot line structure, the minimum lot and area required shall be 30,000 square feet with no utilities and 12,500 square feet with utilities for each sub-lot; the minimum lot width shall be 100 feet with no utilities and 50 feet with utilities for each sub-lot; there shall be no minimum side yard requirement at the common party wall. The minimum side yard setback for non-common party walls shall be 15'.



2)

KRESS DEVELOPMENT CORP.

LOT & BLOCK #2009-K-100

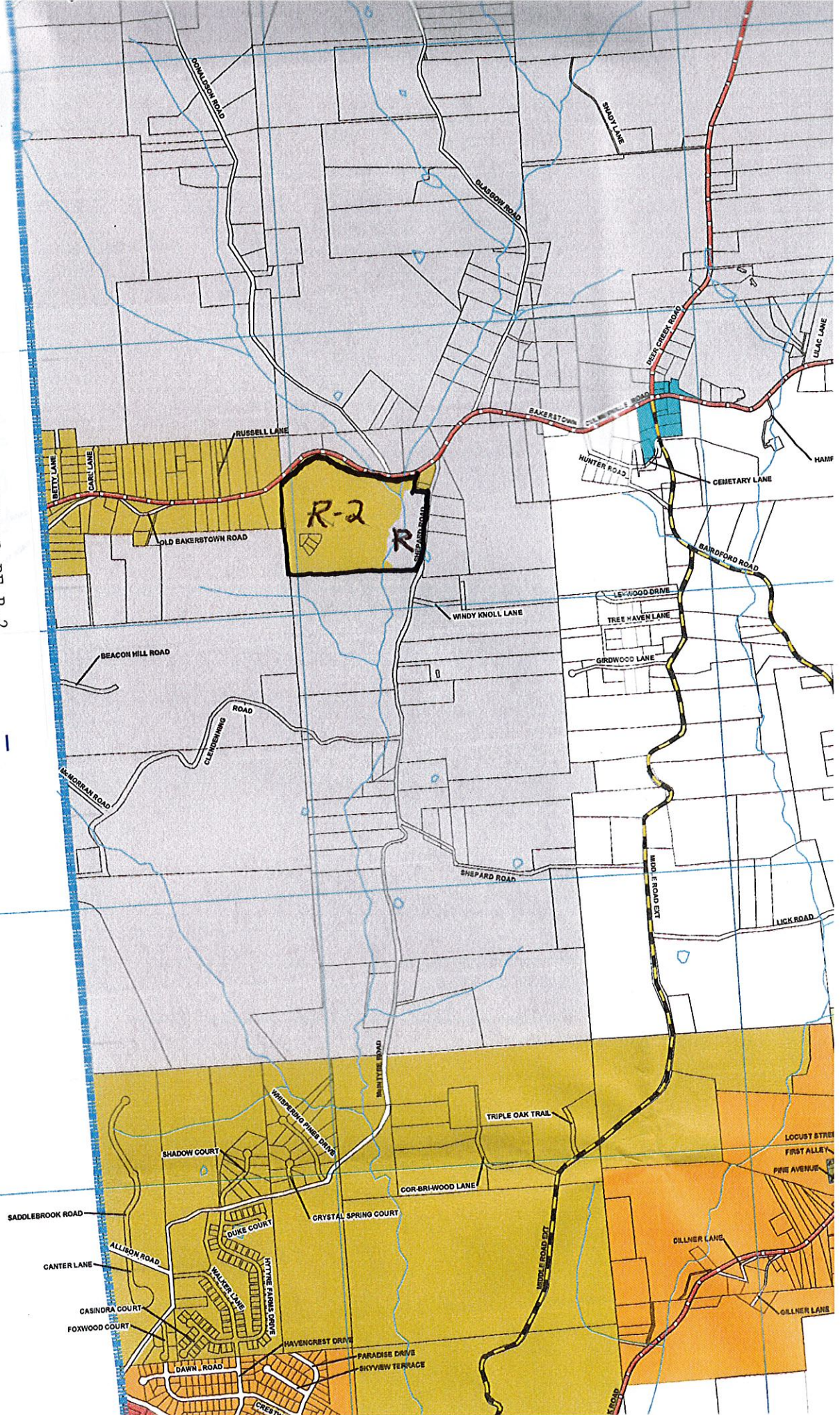
Bakerstown Culmerville Road, Gibsonia, PA 15044

38.1500 acres

**Portion is R-2 Semi-Suburban Residential and R-Rural Estate
- ENTIRE PARCEL SHOULD BE R-2 SEMI-SUBURBAN
RESIDENTIAL**

ENTIRE PARCEL SHOULD BE R-2

Richlan



D

E

F

Parcel ID : 2009-K-00100-0000-00
 Property Address : BAKERSTOWN CULMERVILLE RD
 GIBSONIA, PA 15044

Municipality : 952 West Deer
 Owner Name : KRESS DEVELOPMENT CORP

School District :	Deer Lakes	Neighborhood Code :	95202
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	
Use Code :	BUILDERS LOT	Sale Date :	7/14/1976
Homestead :	No	Sale Price :	\$0
Farmstead :	No	Deed Book :	
Clean And Green	No	Deed Page :	
Other Abatement :	No	Lot Area :	38.1500 Acres

2019 Full Base Year Market Value

Land Value	\$95,000
Building Value	\$0
Total Value	\$95,000

2019 County Assessed Value

Land Value	\$95,000
Building Value	\$0
Total Value	\$95,000

2018 Full Base Year Market Value

Land Value	\$95,000
Building Value	\$0
Total Value	\$95,000

2018 County Assessed Value

Land Value	\$95,000
Building Value	\$0
Total Value	\$95,000

Address Information

Owner Mailing : 4930 SOUTH PIONEER RD
 GIBSONIA, PA 15044-8409

Parcel ID : 2009-K-00100-0000-00
Property Address : BAKERSTOWN CULMERVILLE RD
GIBSONIA, PA 15044

Municipality : 952 West Deer
Owner Name : KRESS DEVELOPMENT CORP

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Print

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Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

October 1, 2019

Kress Development Corporation
4930 South Pioneer Rd.
Gibsonia, PA 15044-8409

Dear Property Owner:

Be advised that West Deer Township has set a public hearing for a zone correction for property located on **Bakerstown Culmerville Road, Lot/Block #2009-K-100, owned by Kress Development Corporation totaling 38.1500 acres.** This parcel is currently zoned both R-2 (Semi-Suburban Residential) and R (Rural Estate). The entire parcel should be R-2 Semi-Suburban Residential. The correction is needed as no parcel should contain two separate uses.

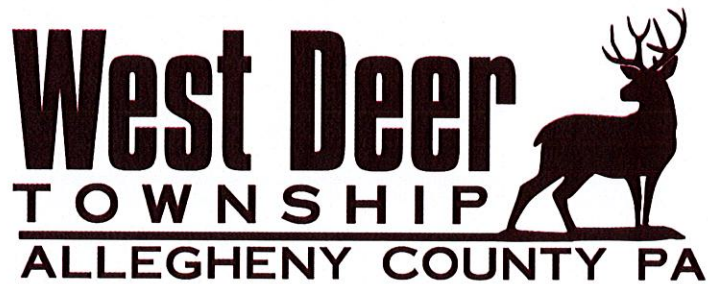
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Attached is a copy of the current zoning map outlining the property to be corrected along with a chart from the West Deer Township Zoning Ordinance regarding the uses in the **R-2 zone**. If you have any questions, please call the Code Enforcement Officer at 724-265-2780 prior to this meeting.

Sincerely,

William Payne
Code Enforcement Officer
West Deer Township

109 East Union Road, Cheswick, PA 15024
724.265.3680
www.westdeertownship.com



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

October 9, 2019

Dear Property Owner:

Be advised that West Deer Township has set a public hearing for a zone correction for property located on **Bakerstown-Culmerville Road, Lot/Block #2009-K-100 totaling 38.1500 acres, owned by Kress Development Corporation.** This parcel is currently zoned both R-2 (Semi-Suburban Residential) and R (Rural Estate). The entire parcel should be R-2 Semi-Suburban Residential. The correction is needed as no parcel should contain two separate uses.

This notice is being sent to all property owners that are near or abut this property to give you the opportunity to express any concerns you may have with this correction. If you have a positive or negative view on this zone change, you will have an opportunity to be heard at the public hearing on **November 20, 2019 at 6:00 p.m.** at the West Deer Township Municipal Building located at 109 East Union Road.

Attached is a copy of the current zoning map outlining the property to be corrected along with a chart from the West Deer Township Zoning Ordinance regarding the uses in the **R-2 zone**. If you have any questions, please call the Code Enforcement Officer at 724-265-2780 prior to this meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Payne".

William Payne
Code Enforcement Officer
West Deer Township

Glenn Kress
4930 S. Pioneer Rd.
Gibsonia, PA 15044

Resident
4170 Bakerstown Culmerville Rd.
Gibsonia, PA 15044

John & Janice Hunter
4389 Clendenning Rd.
Gibsonia, PA 15044

Lawrence & Barbara Schultz
256 Shepard Rd.
Gibsonia, PA 15044

Joanne & Mark Draskovich
Elaine/Carolyn Lamperski
230 Shepard Rd.
Gibsonia, PA 15044

Resident
236 Shepard Rd.
Gibsonia, PA 15044

Joel & Robert Cunningham
16 Sandelwood Dr.
Getzville, NY 14068

Ronald Maynard
4140 Bakerstown Culmerville Rd.
Gibsonia, PA 15044

Joseph & Patricia Herwatic
4139 Bakerstown Culmerville Rd.
Gibsonia, PA 15044

Resident
4148 Bakerstown Culmerville Rd.
Gibsonia, PA 15044

Jonathon Kollinger
4147 Bakerstown Culmerville Rd.
Gibsonia, PA 15044

Gregory & Kathleen Mitricic
4173 Bakerstown Culmerville Rd.
Gibsonia, PA 15044

William Turk
4219 Bakerstown Culmerville Rd.
Gibsonia, PA 15044

John Butala
7 Glasgow Rd.
Gibsonia, PA 15044

John & Rebecca Loser
4232 Bakerstown Culmerville Rd.
Gibsonia, PA 15044

Lucinda Maynard
291 Shepard Rd.
Gibsonia, PA 15044

John & Gayle Kirkwood
5135 Ellsworth Ave.
Pittsburgh, PA 15232

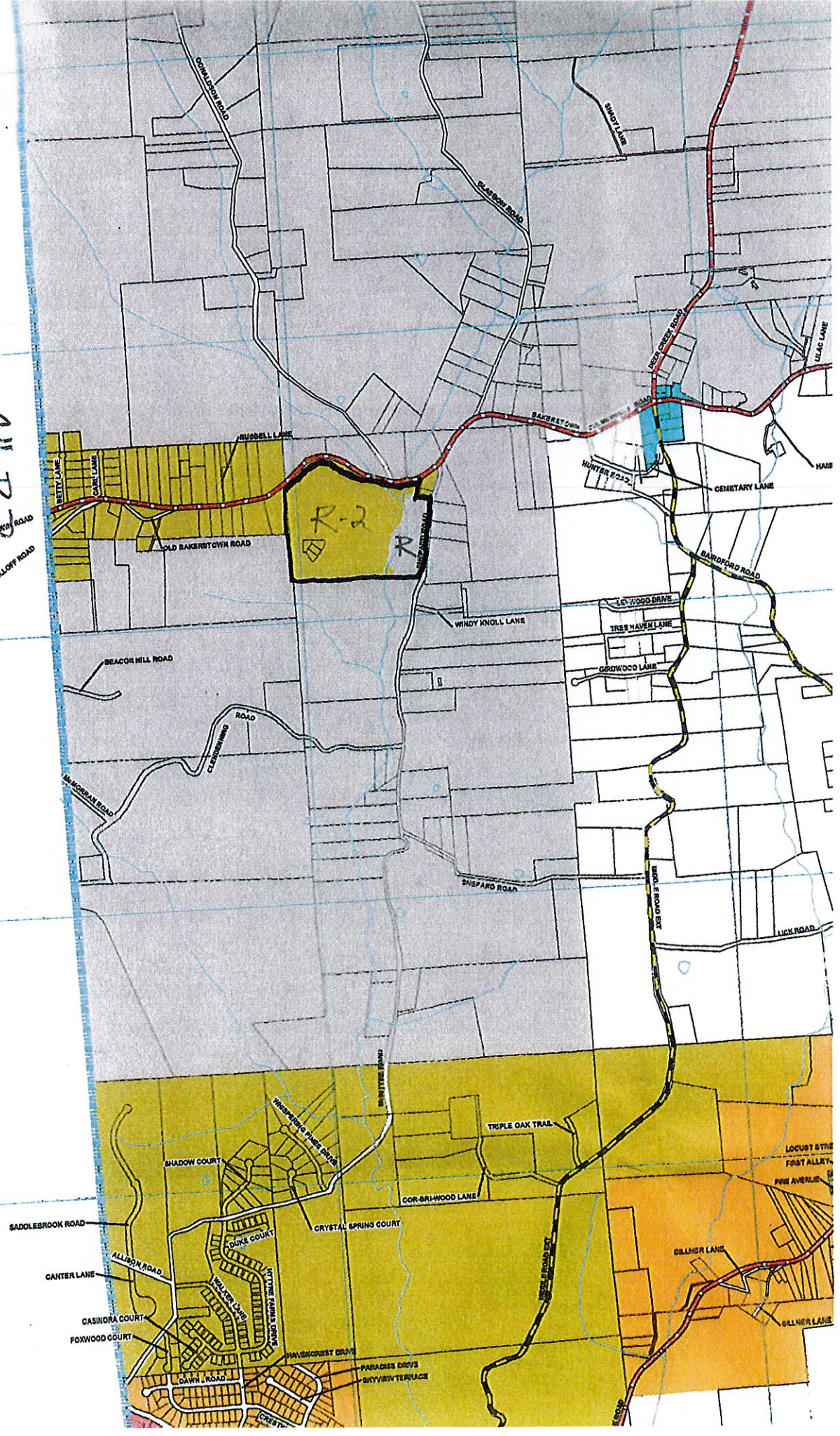
2009-K-100

Frank Staryszak
1049 Woodhill Dr.
Gibsonia, PA 15044

18

ALL R-2
FAVORITOWN ROAD
MCALLOFF ROAD

Richland Township



D

E

F

Section 5.4. AUTHORIZED LAND USES BY DISTRICT

Legend

- P Permitted Use
- C Conditional Use
- A Accessory Use

A	RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
1	Apartment				C	C	C				P
2	Boarding House						P				
3	Duplex			P	P	C					P
4	Mobile Home Park					C					
5	Mobile Home					P					
6	Nursing/Convalescent Care Facility				C			P			
7	Planned Residential Development (PRD)			C	C	C					
8	Quadplex				C	C					
9	Single-Family Attached Dwelling										P
10	Single-Family Detached Dwelling	P	P	P	P	P					
11	Townhouse				C	C	C				

B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
1	Accessory Structures/Uses	A	A	A	A	A	A	A	A	A	A
2	Adult-Oriented Establishment								C		
3	Agriculture	P	P								
4	Airport								C		
5	Animal Husbandry	P	P								
6	Assembly or Fabrication Facility								P	P	
7	Automobile Garage: See <i>Garage, Automobile Repair</i>										
8	Automobile Sales/Service							C		C	
9	Automobile Rental							C		C	
10	Bank: See <i>Financial Institution</i>										
11	Bakery						P	P		P	P
12	Bed and Breakfast	C	C			C	P				C
13	Billboard							C	C	C	
14	Bowling Alley							P		P	
15	Business and Technology Park								C		
16	Business Services						P	P		P	
17	Campground	C									
18	Car Wash							P		P	
19	Cemetery		C								
20	Cinema							P		P	
21	Clinic: See <i>Medical Clinic</i>										
22	Communications Antenna	P	P	P	P	P	P	P	P	P	
23	Communications Tower								C	C	
24	Conference and Training Center							P		P	
25	Contractor's Yard								C	C	
26	Convenience Store, Neighborhood						P	P		P	C

Section 5.4 AUTHORIZED LAND USE BY DISTRICT -- CONTINUED

B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
27	Convenience Store with Gasoline						C	C	C	C	
28	Country Club/Golf Course	C	C	C				P		P	
29	Day Care Center						P	P		P	C
30	Day Care Home	P	P	P	P	P					
31	Deep Well Site	C	C	C	C				C		
32	Driving Range	A	A	A				P	P	P	
33	Essential Services	P	P	P	P	P	P	P	P	P	
34	Financial Institution										P
35	Flex Space								P	P	
36	Food Packaging Facility								P		
37	Forestry	P	P	P	P	P	P	P	P	P	
38	Funeral Home				C	C	C	P		P	
39	Garage, Automobile Repair							C	C	C	
40	Garage, Public							C	C	C	
41	Garage, Private	A	A	A	A	A	A	A	A	A	
42	Garden Center/Nursery							P		P	
43	Gas and Oil Production	C	C	C	C	C	C	C	C	C	C
44	Gas Station: See Convenience Store with Gasoline										
45	Home Based Business, No Impact	P	P	P	P	P					P
46	Home Based Business, Other	C	C	C	C	C					C
47	Hospital				C			C		P	
48	Hotel/Motel							P		P	
49	Keeping of Horses, Boarding	P	P								
50	Keeping of Horses, Personal	P	P	P							
51	Kennel, Animal							C	C	C	
52	Library						P	P		P	
53	Manufacturing, Heavy								P		
54	Manufacturing, Light								P	P	
55	Massage Therapy Establishment						P	P		P	
56	Medical Clinic						C	P		P	
57	Military Related Facility								C		
58	Motel: See Hotel/Motel										
59	Municipal Administration Facility						C				
60	Natural Gas Compressor Station	C	C						C	C	
61	Natural Gas Processing Plant								C		
62	Office, Business, <5,000 s.f.						P	P	A	P	
63	Office, Business, >5,000 s.f. and <40,000 s.f.						C	P	A	P	
64	Office, Business, >40,000 s.f.							C		C	
65	Office, Medical						C	P		P	C
66	Office, Professional						P	P		P	P
67	Open Space	P	P	P	P	P	P	P	P	P	
68	Parking Areas						A	A	A	C	C
69	Parking Garage: See Garage, Public										
70	Parks	P	P	P	P	P	P	P	P	P	P
71	Personal Services						C	P		P	P

Section 5.4 AUTHORIZED LAND USE BY DISTRICT – CONTINUED

B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
72	Pharmacy						P	P		P	
73	Place of Assembly	C	C	C	C	C	C	C		C	C
74	Place of Worship	C	C	C	C	C	C	C		C	C
75	Planned Non-Residential Development (PNRD)						P	P	P	P	
76	Post Office						P	P		P	
77	Printer/Publisher								P		
78	Private Club						C	C		C	
79	Public/Private Works	C	C	C	C	C	C	P	P	P	C
80	Recreation Facility, Profit						C	P		P	
81	Recreation Facility, Non-Profit			C	C			P			
82	Research and Development Facility								P	P	
83	Restaurant: With Drive Thru							C		C	
84	Restaurant: No Drive Thru						P	P		P	
85	Retail/Business Store, <10,000 s.f.						P	P		P	P
86	Retail/Business Store >10,000 s.f. and <40,000 s.f.							C		C	
87	Retail/Business Store >40,000 s.f.							C		C	
88	Roadside Stand	A	A				C	P	P	P	
89	Salvage Yard								P		
90	School, Commercial							P	P	P	
91	School, Academic	C	C	C	C	C	C	C		C	
92	Self-Service Storage Facility (mini-warehouse)								C	C	
93	Senior Center						P	P		P	
94	Shallow Well Site	C	C	C	C	C		C	C	C	
95	Social Club						C	C		C	
96	Social Services Agency						C	P		P	
97	Tavern/Bar						C	P		C	
98	Temporary Structure	A	A	A	A	A	A	A	A	A	A
99	Veterinary Services						C	P		P	
100	Warehouse/Distribution Center								P	C	
101	Wholesale Operation								P	P	
102	All Other Uses								C		

Section 5.5. DIMENSIONAL REQUIREMENTS

5.5.1. Conventional Development Dimensional Table

District	Land Use	Density (d/u per acre)	Building Height (Stories)	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Rear Yard Setback (Principal Use)	Rear Yard Setback (Accessory Use)	Side Yard Setback (Principal Use)	Side Yard Setback (Street Side on Corner Lot)	Required Common Open Space
R	Single-Family	0.33	35' (2.5)	130,680	300'	50'	75'	25'	35'	35'	N/A
R-1	Single-Family	1.00	35' (2.5)	43,560	150'	50'	75'	25'	25'	35'	N/A
R-2	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	150'	35'	40'	10'	15'	35'	N/A
	Single-Family (All Utilities)	2.00		21,780	100'						
	Duplex with zero lot lines (No Utilities)***	1.45		60,000	200'						
	Duplex with zero lot lines (All Utilities)***	1.00		25,000	100'						
	Townhome	4.36		20,000	100'						
R-3	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	100'	35'	40'	10'	15'	35'	N/A
	Single-Family (All Utilities)	2.90		15,000	75'						
	Multi-Family (2-6 Units)	4.36		20,000*	160'				20'		
R-4	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	100'	25'	40'	5'	12'	25'	N/A
	Single-Family (All Utilities)	5.81		7,500	60'						
PRD	R-2 R-3 R-4	3.00 3.00 6.00	N/A	21,780 15,000 7,500	N/A	50' buffer on perimeter 25' buffer on perimeter 25' buffer on perimeter					30%net**

*An additional 2,500 square feet must be added with each additional unit more than two (2).

**Minimum 30% of net site area exclusive of roads, easements stormwater detention areas. Space between buildings and front perimeter is excluded from common space. Max 70% net site area residential including building, parking, private yards, and counts.

*** Duplex – in the case of a zero lot line structure, the minimum lot and area required shall be 30,000 square feet with no utilities and 12,500 square feet with utilities for each sub-lot; the minimum lot width shall be 100 feet with no utilities and 50 feet with utilities for each sub-lot; there shall be no minimum side yard requirement at the common party wall. The minimum side yard setback for non-common party walls shall be 15'.



3)

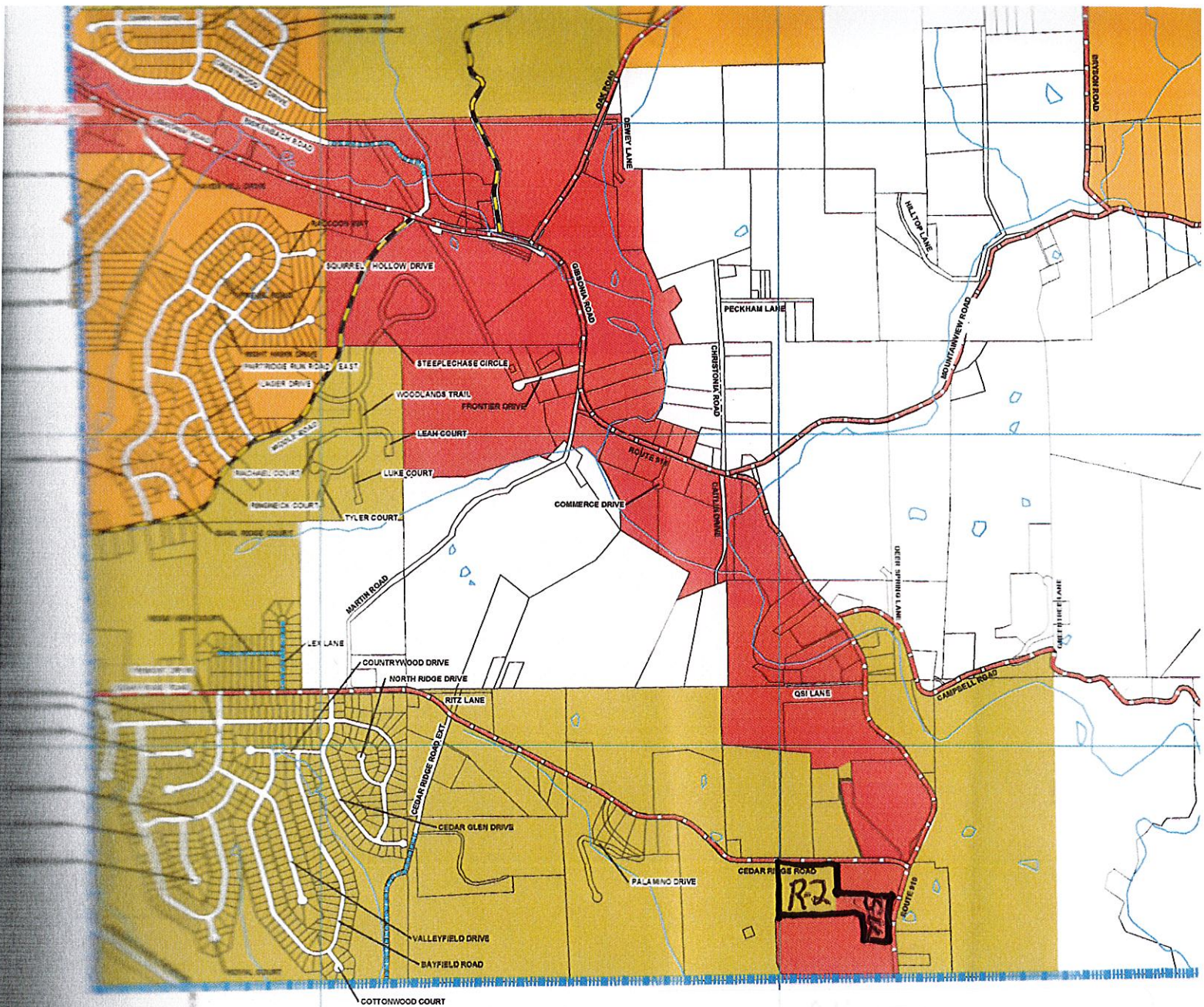
DANIEL B. PIERCE PROPERTY GROUP, LLC

LOT & BLOCK #1215-R-148

4802 Gibsonia Road, Allison Park, PA 15101

10.7126 acres

**Portion is R-2 Semi-Suburban Residential and SU Special
Use – ENTIRE PARCEL SHOULD BE SU – SPECIAL USE**



— ENTIRE PARCEL SHOULD BE SU —

1,550



We
Zo

Parcel ID : 1215-R-00148-0000-00
 Property Address : 4802 GIBSONIA RD
 ALLISON PARK, PA 15101

Municipality : 952 West Deer
 Owner Name : DANIEL B PIERCE PROPERTY GROUP
 LLC

School District :	Deer Lakes	Neighborhood Code :	54C44
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Agricultural	Recording Date :	11/18/2014
Use Code :	NURSERY	Sale Date :	11/7/2014
Homestead :	No	Sale Price :	\$550,000
Farmstead :	No	Deed Book :	15801
Clean And Green	No	Deed Page :	373
Other Abatement :	No	Lot Area :	10.7126 Acres

SaleCode : Multi-Parcel Sale

2019 Full Base Year Market Value

2019 County Assessed Value

Land Value	\$53,500	Land Value	\$53,500
Building Value	\$175,000	Building Value	\$175,000
Total Value	\$228,500	Total Value	\$228,500

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$53,500	Land Value	\$53,500
Building Value	\$117,300	Building Value	\$117,300
Total Value	\$170,800	Total Value	\$170,800

Address Information

Owner Mailing : 4802 GIBSONIA RD
 ALLISON PARK , PA 15101-5000

Parcel ID : 1215-R-00148-0000-00
Property Address : 4802 GIBSONIA RD
ALLISON PARK, PA 15101

Municipality : 952 West Deer
Owner Name : DANIEL B PIERCE PROPERTY
GROUP LLC

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Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

October 1, 2019

Daniel B. Pierce Property Group, LLC
4802 Gibsonia Rd.
Allison Park, PA 15101-5000

Dear Property Owner:

Be advised that West Deer Township has set a public hearing for a zone correction for property located at **4802 Gibsonia Road, Lot/Block #1215-R-148, owned by Daniel B. Pierce Property Group, LLC totaling 10.7126 acres.** This parcel is currently zoned both R-2 (Semi-Suburban Residential) and SU (Special Use). The entire parcel should be SU Special Use. The correction is needed as no parcel should contain two separate uses.

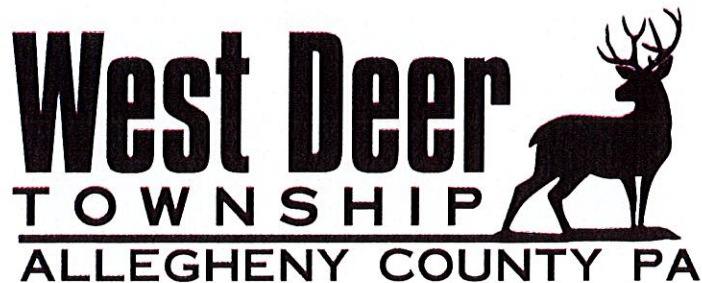
This notice is being sent to you and all property owners that are near or abut this property to give you the opportunity to express any concerns you may have with this correction. If you have a positive or negative view on this zone change, you will have an opportunity to be heard at the hearing on November 20, 2019 at 6:00 p.m. at the West Deer Township Municipal Building located at 109 East Union Road.

Attached is a copy of the current zoning map outlining the property to be corrected along with a chart from the West Deer Township Zoning Ordinance regarding the uses in the **SU zone**. If you have any questions, please call the Code Enforcement Officer at 724-265-2780 prior to this meeting.

Sincerely,

William Payne
Code Enforcement Officer
West Deer Township

109 East Union Road, Cheswick, PA 15024
724.265.3680
www.westdeertownship.com



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

October 9, 2019

Dear Property Owner:

Be advised that West Deer Township has set a public hearing for a zone correction for property at **4802 Gibsonia Road, Lot/Block #1215-R-148 totaling 10.7126 acres, owned by Daniel B. Pierce Property Group, LLC.** This parcel is currently zoned both R-2 (Semi-Suburban Residential) and SU (Special Use). The entire parcel should be SU Special Use. The correction is needed as no parcel should contain two separate uses.

This notice is being sent to all property owners that are near or abut this property to give you the opportunity to express any concerns you may have with this correction. If you have a positive or negative view on this zone change, you will have an opportunity to be heard at the public hearing on **November 20, 2019 at 6:00 p.m.** at the West Deer Township Municipal Building located at 109 East Union Road.

Attached is a copy of the current zoning map outlining the property to be corrected along with a chart from the West Deer Township Zoning Ordinance regarding the uses in the **SU zone**. If you have any questions, please call the Code Enforcement Officer at 724-265-2780 prior to this meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "William Payne".

William Payne
Code Enforcement Officer
West Deer Township

Ed & Dorothy Breyak
Joseph & Patricia Kutchko
1001 Rte 910
Allison Park, PA 15101

Janet Hepler
3824 Cedar Ridge Rd.
Allison Park, PA 15101

Rebecca Residence
1871 Highpointe Lane
Allison Park, PA 15101

Daniel Pierce Property Group
4802 Gibsonia Rd.
Allison Park, PA 15101
OWNER

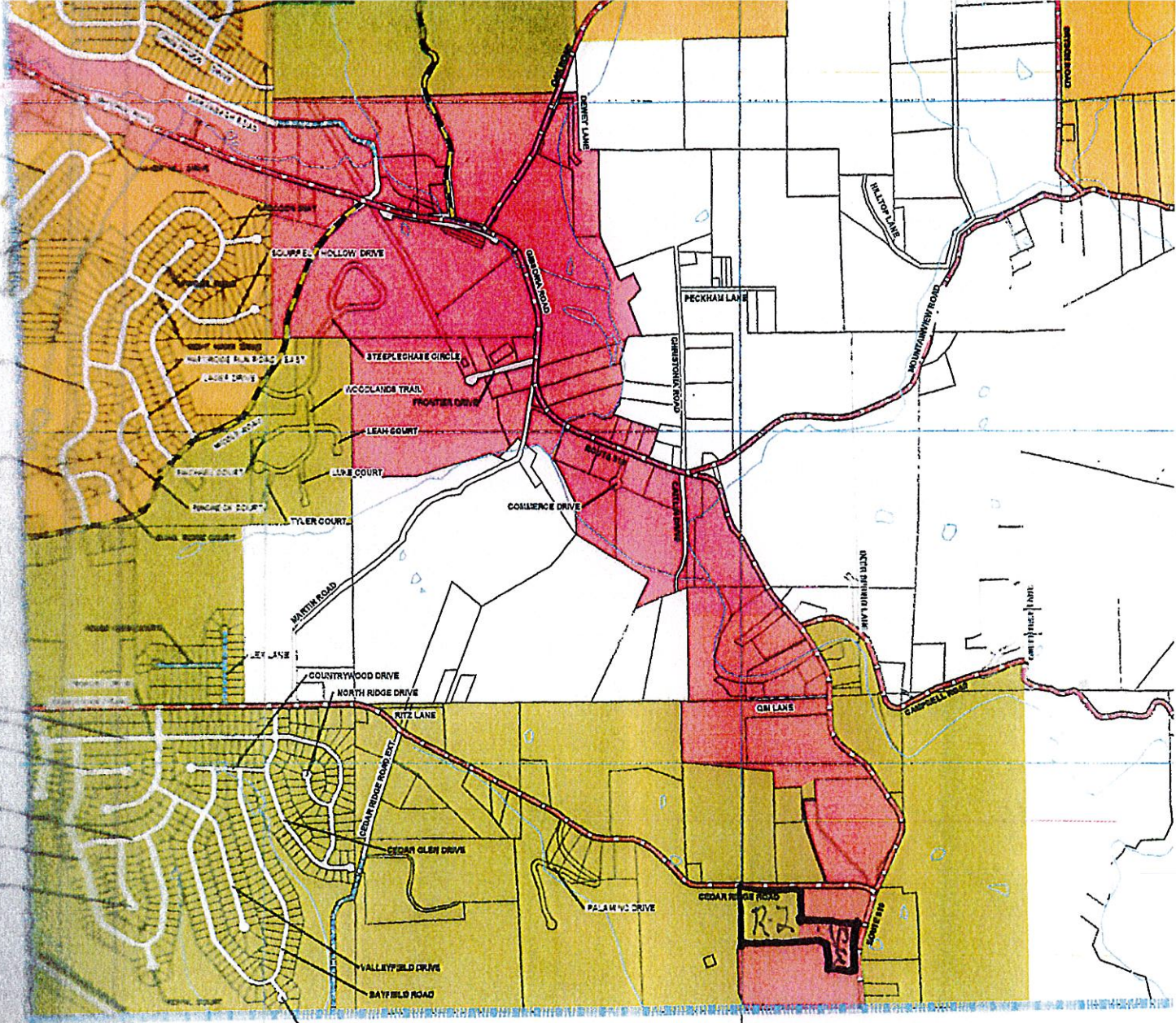
Kenneth Grau
15823 Cascading Brook Way
Cypress, TX 77433

1215-R-148

Bonnie Blackstone
Paul Mason
PO Box 220
Allison Park, PA 15101

Wayne White
4817 Gibsonia Rd.
Allison Park, PA 15101

7

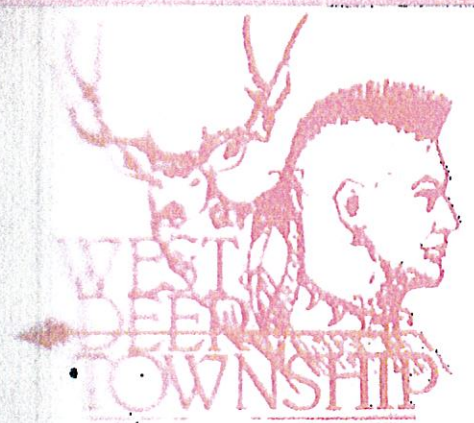


All-SK

1

2

3



1,550



We
Zo

Section 5.4. AUTHORIZED LAND USES BY DISTRICT

Legend

- P Permitted Use
- C Conditional Use
- A Accessory Use

A	RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
1	Apartment				C	C	C				P
2	Boarding House						P				
3	Duplex			P	P	C					P
4	Mobile Home Park					C					
5	Mobile Home					P					
6	Nursing/Convalescent Care Facility				C			P			
7	Planned Residential Development (PRD)			C	C	C					
8	Quadplex				C	C					
9	Single-Family Attached Dwelling										P
10	Single-Family Detached Dwelling	P	P	P	P	P					
11	Townhouse				C	C	C				
B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
1	Accessory Structures/Uses	A	A	A	A	A	A	A	A	A	A
2	Adult-Oriented Establishment								C		
3	Agriculture	P	P								
4	Airport								C		
5	Animal Husbandry	P	P								
6	Assembly or Fabrication Facility								P	P	
7	Automobile Garage: See <i>Garage, Automobile Repair</i>										
8	Automobile Sales/Service							C		C	
9	Automobile Rental							C		C	
10	Bank: See <i>Financial Institution</i>										
11	Bakery						P	P		P	P
12	Bed and Breakfast	C	C			C	P				C
13	Billboard							C	C	C	
14	Bowling Alley							P		P	
15	Business and Technology Park								C		
16	Business Services						P	P		P	
17	Campground	C									
18	Car Wash							P		P	
19	Cemetery		C								
20	Cinema							P		P	
21	Clinic: See <i>Medical Clinic</i>										
22	Communications Antenna	P	P	P	P	P	P	P	P	P	
23	Communications Tower								C	C	
24	Conference and Training Center							P		P	
25	Contractor's Yard								C	C	
26	Convenience Store, Neighborhood						P	P		P	C

Section 5.4 AUTHORIZED LAND USE BY DISTRICT - CONTINUED

B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
27	Convenience Store with Gasoline						C	C	C	C	
28	Country Club/Golf Course	C	C	C				P		P	
29	Day Care Center						P	P		P	C
30	Day Care Home	P	P	P	P	P					
31	Deep Well Site	C	C	C	C				C		
32	Driving Range	A	A	A				P	P	P	
33	Essential Services	P	P	P	P	P	P	P	P	P	
34	Financial Institution										P
35	Flex Space								P	P	
36	Food Packaging Facility								P		
37	Forestry	P	P	P	P	P	P	P	P	P	
38	Funeral Home				C	C	C	P		P	
39	Garage, Automobile Repair							C	C	C	
40	Garage, Public							C	C	C	
41	Garage, Private	A	A	A	A	A	A	A	A	A	
42	Garden Center/Nursery							P		P	
43	Gas and Oil Production	C	C	C	C	C	C	C	C	C	C
44	Gas Station: See Convenience Store with Gasoline										
45	Home Based Business, No Impact	P	P	P	P	P					P
46	Home Based Business, Other	C	C	C	C	C					C
47	Hospital				C			C		P	
48	Hotel/Motel							P		P	
49	Keeping of Horses, Boarding	P	P								
50	Keeping of Horses, Personal	P	P	P							
51	Kennel, Animal							C	C	C	
52	Library						P	P		P	
53	Manufacturing, Heavy								P		
54	Manufacturing, Light								P	P	
55	Massage Therapy Establishment						P	P		P	
56	Medical Clinic						C	P		P	
57	Military Related Facility								C		
58	Motel: See Hotel/Motel										
59	Municipal Administration Facility						C				
60	Natural Gas Compressor Station	C	C						C	C	
61	Natural Gas Processing Plant								C		
62	Office, Business, <5,000 s.f.						P	P	A	P	
63	Office, Business, >5,000 s.f. and <40,000 s.f.						C	P	A	P	
64	Office, Business, >40,000 s.f.							C		C	
65	Office, Medical						C	P		P	C
66	Office, Professional						P	P		P	P
67	Open Space	P	P	P	P	P	P	P	P	P	
68	Parking Areas						A	A	A	C	C
69	Parking Garage: See Garage, Public										
70	Parks	P	P	P	P	P	P	P	P	P	P
71	Personal Services						C	P		P	P

Section 5.4 AUTHORIZED LAND USE BY DISTRICT - CONTINUED

B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
72	Pharmacy						P	P		P	
73	Place of Assembly	C	C	C	C	C	C	C		C	C
74	Place of Worship	C	C	C	C	C	C	C		C	C
75	Planned Non-Residential Development (PNRD)						P	P	P	P	
76	Post Office						P	P		P	
77	Printer/Publisher								P		
78	Private Club						C	C		C	
79	Public/Private Works	C	C	C	C	C	C	P	P	P	C
80	Recreation Facility, Profit						C	P		P	
81	Recreation Facility, Non-Profit			C	C			P			
82	Research and Development Facility								P	P	
83	Restaurant: With Drive Thru							C		C	
84	Restaurant: No Drive Thru						P	P		P	
85	Retail/Business Store, <10,000 s.f.						P	P		P	P
86	Retail/Business Store >10,000 s.f. and <40,000 s.f.							C		C	
87	Retail/Business Store >40,000 s.f.							C		C	
88	Roadside Stand	A	A				C	P	P	P	
89	Salvage Yard								P		
90	School, Commercial							P	P	P	
91	School, Academic	C	C	C	C	C	C	C		C	
92	Self-Service Storage Facility (mini-warehouse)								C	C	
93	Senior Center						P	P		P	
94	Shallow Well Site	C	C	C	C	C		C	C	C	
95	Social Club						C	C		C	
96	Social Services Agency						C	P		P	
97	Tavern/Bar						C	P		C	
98	Temporary Structure	A	A	A	A	A	A	A	A	A	A
99	Veterinary Services						C	P		P	
100	Warehouse/Distribution Center								P	C	
101	Wholesale Operation								P	P	
102	All Other Uses								C		

Section 5.5. DIMENSIONAL REQUIREMENTS

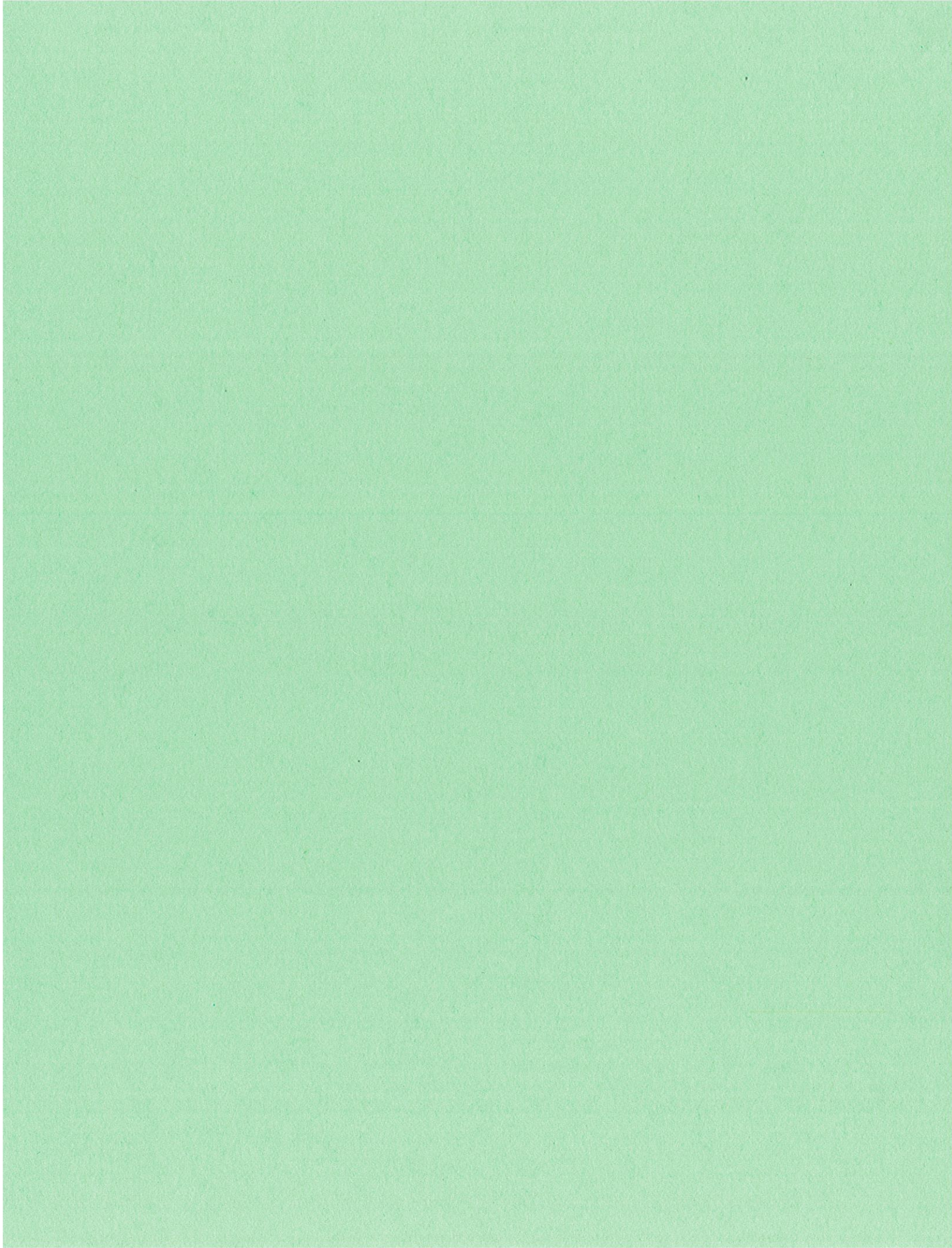
5.5.1. Conventional Development Dimensional Table

District	Land Use	Density (d/lu per acre)	Building Height (Stories)	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Rear Yard Setback (Principal Use)	Rear Yard Setback (Accessory Use)	Side Yard Setback (Principal Use)	Side Yard Setback (Street Side on Corner Lot)	Required Common Open Space
R	Single-Family	0.33	35' (2.5)	130,680	300'	50'	75'	25'	35'	35'	N/A
R-1	Single-Family	1.00	35' (2.5)	43,560	150'	50'	75'	25'	25'	35'	N/A
R-2	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	150'	35'	40'	10'	15'	35'	N/A
	Single-Family (All Utilities)	2.00		21,780	100'						
	Duplex with zero lot lines (No Utilities)***	1.45		60,000	200'						
	Duplex with zero lot lines (All Utilities)***	1.00		25,000	100'						
	Townhome	4.36		20,000	100'						
R-3	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	100'	35'	40'	10'	15'	35'	N/A
	Single-Family (All Utilities)	2.90		15,000	75'						
	Multi-Family (2-6 Units)	4.36		20,000*	160'				20'		
R-4	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	100'	25'	40'	5'	12'	25'	N/A
	Single-Family (All Utilities)	5.81		7,500	60'						
PRD	R-2 R-3 R-4	3.00 3.00 6.00	N/A	21,780 15,000 7,500	N/A	50' buffer on perimeter 25' buffer on perimeter 25' buffer on perimeter					30%net**

*An additional 2,500 square feet must be added with each additional unit more than two (2).

**Minimum 30% of net site area exclusive of roads, easements stormwater detention areas. Space between buildings and front perimeter is excluded from common space. Max 70% net site area residential including building, parking, private yards, and counts.

*** Duplex – in the case of a zero lot line structure, the minimum lot and area required shall be 30,000 square feet with no utilities and 12,500 square feet with utilities for each sub-lot; the minimum lot width shall be 100 feet with no utilities and 50 feet with utilities for each sub-lot; there shall be no minimum side yard requirement at the common party wall. The minimum side yard setback for non-common party walls shall be 15'.



4)

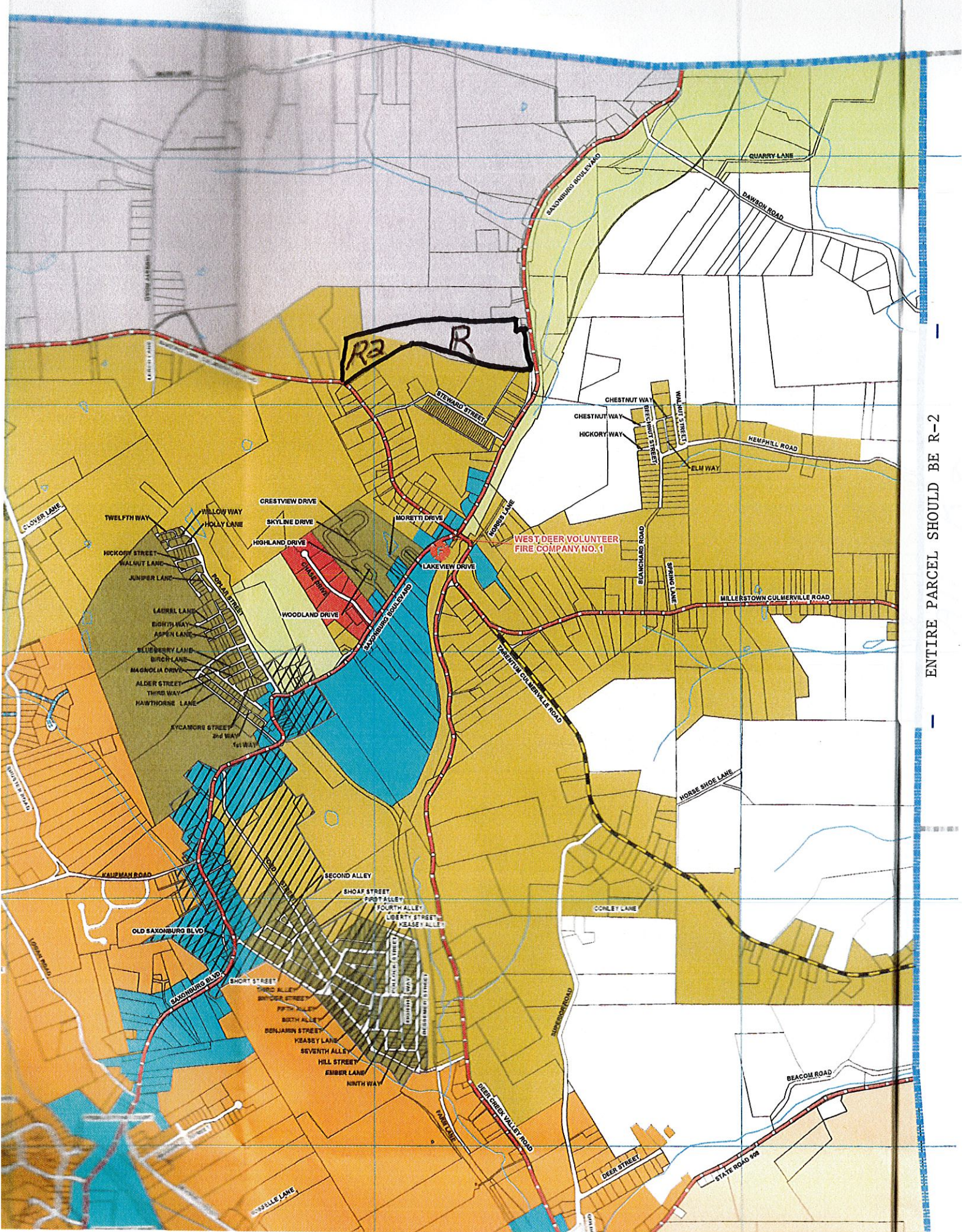
ANDRETTA KOBIK

LOT & BLOCK #2196-K-267

4989 Bakerstown Culmerville Road, Tarentum, PA 15084

22.9200acres

**Portion is R – Rural Estate and R-2 Semi Suburban
Residential – ENTIRE PARCEL SHOULD BE R-2 SEMI-
SUBURBAN RESIDENTIAL**



ENTIRE PARCEL SHOULD BE R-2

Parcel ID : 2196-K-00267-0000-00
 Property Address : 4989 BAKERSTOWN CULMERVILLE
 RD
 TARENTUM, PA 15084

Municipality : 952 West Deer
 Owner Name : KOBIAK ANDRETTA

School District :	Deer Lakes	Neighborhood Code :	95203
Tax Code :	Taxable	Owner Code :	Regular
Class :	Agricultural	Recording Date :	
Use Code :	GENERAL FARM	Sale Date :	7/13/1966
Homestead :	Yes	Sale Price :	\$0
Farmstead :	No	Deed Book :	4251
Clean And Green	Yes	Deed Page :	329
Other Abatement :	No	Lot Area :	22.9200 Acres

2019 Full Base Year Market Value

Land Value	\$74,400
Building Value	\$120,100
Total Value	\$194,500

2019 County Assessed Value

Land Value	\$4,800
Building Value	\$102,100
Total Value	\$106,900

2018 Full Base Year Market Value

Land Value	\$74,400
Building Value	\$120,100
Total Value	\$194,500

2018 County Assessed Value

Land Value	\$4,800
Building Value	\$102,100
Total Value	\$106,900

Address Information

Owner Mailing : 4989 BAKERSTOWN CULMERVILLE RD
 TARENTUM, PA 15084-2201

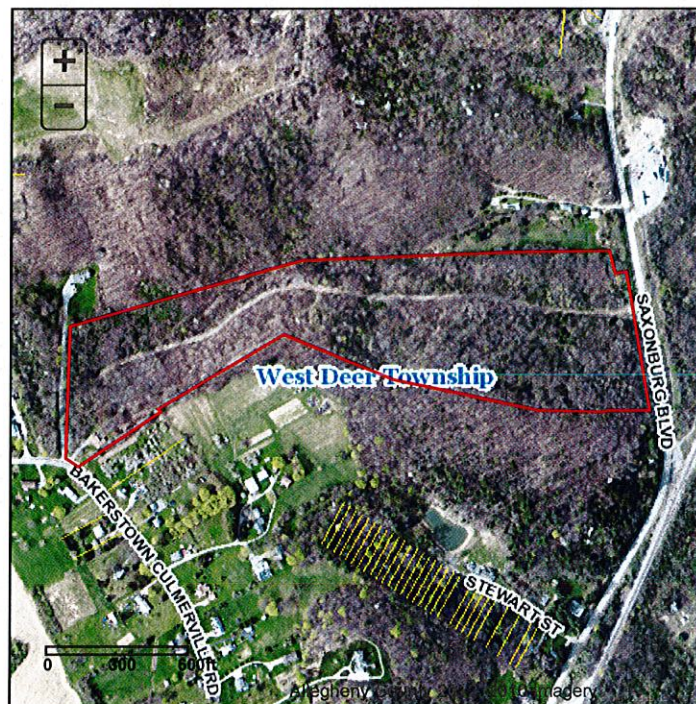
Parcel ID : 2196-K-00267-0000-00
Property Address : 4989 BAKERSTOWN CULMERVILLE
RD
TARENTUM, PA 15084

Municipality : 952 West Deer
Owner Name : KOBIK ANDRETTA

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Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

October 1, 2019

Andretta Kobik
4989 Bakerstown Culmerville Rd.
Tarentum, PA 15084-2201

Dear Property Owner:

Be advised that West Deer Township has set a public hearing for a zone correction for property located at **4989 Bakerstown Culmerville Road, Lot/Block #2196-K-267, owned by Andretta Kobik totaling 22.9200 acres.** This parcel is currently zoned both R (Rural Estate) and R-2 (Semi-Suburban Residential). The entire parcel should be R-2 Semi Suburban Residential. The correction is needed as no parcel should contain two separate uses.

This notice is being sent to you and all property owners that are near or abut this property to give you the opportunity to express any concerns you may have with this correction. If you have a positive or negative view on this zone change, you will have an opportunity to be heard at the hearing on November 20, 2019 at 6:00 p.m. at the West Deer Township Municipal Building located at 109 East Union Road.

Attached is a copy of the current zoning map outlining the property to be corrected along with a chart from the West Deer Township Zoning Ordinance regarding the uses in the **R-2 zone**. If you have any questions, please call the Code Enforcement Officer at 724-265-2780 prior to this meeting.

Sincerely,

William Payne
Code Enforcement Officer
West Deer Township

109 East Union Road, Cheswick, PA 15024
724.265.3680
www.westdeertownship.com



Chairwoman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

October 9, 2019

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Sincerely,

A handwritten signature in blue ink, appearing to read "William Payne".

William Payne
Code Enforcement Officer
West Deer Township

essemer Railroad
72 Front St. West
oronto Ontario M5V 2X4
Canada

resident
370 Saxonburg Blvd.
arentum, PA 15084

Laryn Campbell
987 Bakerstown Culmerville Rd.
arentum, PA 15084

ohn Morrow
985 Bakerstown Culmerville Rd.
arentum, PA 15084

William & Virginia Pompe
990 Bakerstown Culmerville Rd.
arentum, PA 15084

Diversity Property Holdings
590 Lardintown Rd.
Sarver, PA 16055

Abraham Norris
43 Stewart St.
Tarentum, PA 15084

Robert Layhew
520 Oakwood St.
Springdale, PA 15144

Dom & Sandra Simonetti
4976 Bakerstown Culmerville Rd.
Tarentum, PA 15084

Jason & Rachel Seifried
4997 Bakerstown Culmerville Rd.
Tarentum, PA 15084

Beckland Co.
470 Overbrook Rd.
Valencia, PA 16059

Travis Eiler
4967 Bakerstown Culmerville Rd.
Tarentum, PA 15084

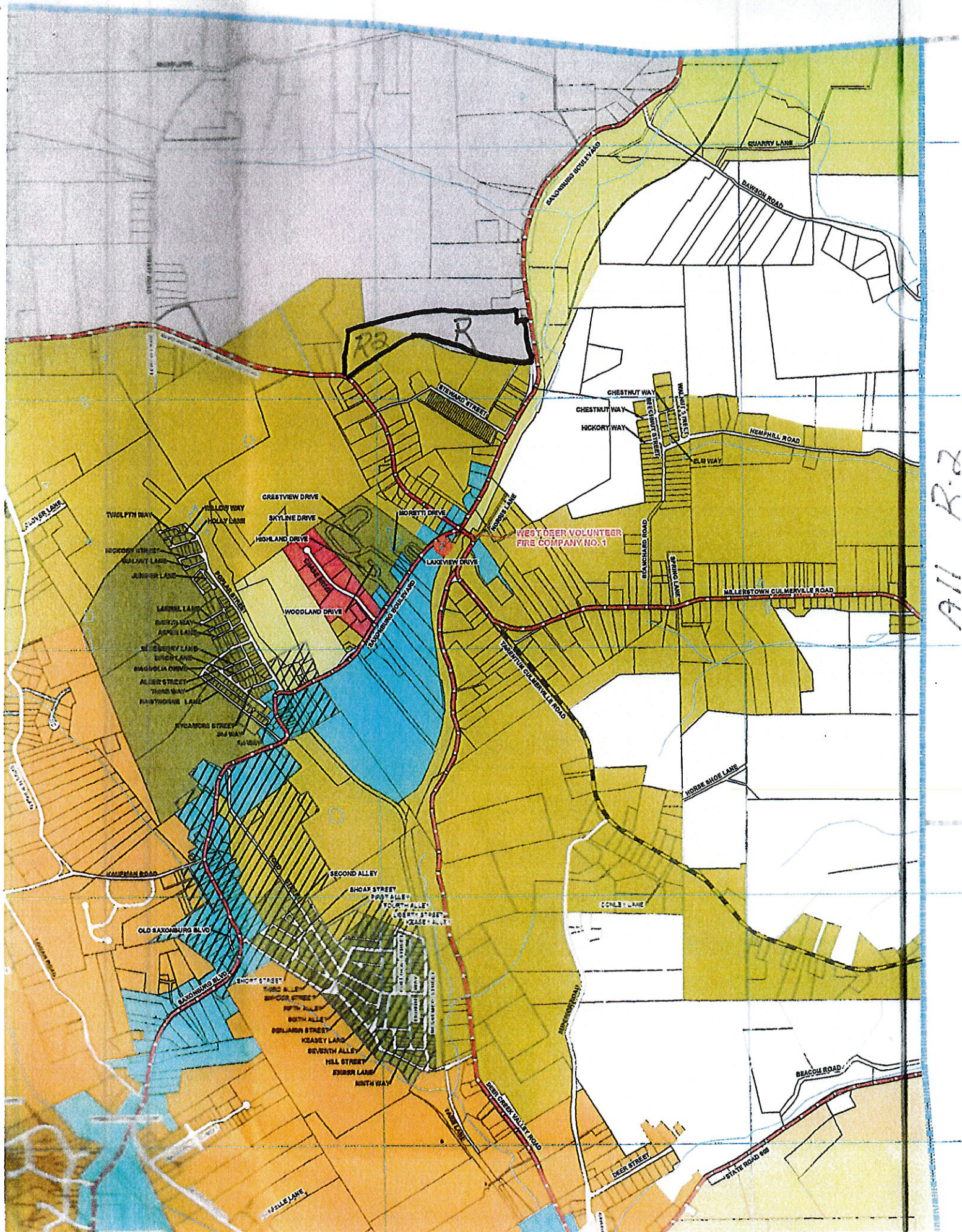
Nick & Karen Novaleski
4971 Bakerstown Culmerville Rd.
Tarentum, PA 15084

John & Shannon Mass
4982 Bakerstown Culmerville Rd.
Tarentum, PA 15084

Blanche Kamzalow
19 Stewart St.
Tarentum, PA 15084

2196-K-267

15



All R-2

Section 5.4. AUTHORIZED LAND USES BY DISTRICT

Legend

- P Permitted Use
- C Conditional Use
- A Accessory Use

A	RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
1	Apartment				C	C	C				P
2	Boarding House						P				
3	Duplex			P	P	C					P
4	Mobile Home Park					C					
5	Mobile Home					P					
6	Nursing/Convalescent Care Facility				C			P			
7	Planned Residential Development (PRD)			C	C	C					
8	Quadplex				C	C					
9	Single-Family Attached Dwelling										P
10	Single-Family Detached Dwelling	P	P	P	P	P					
11	Townhouse				C	C	C				
B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
1	Accessory Structures/Uses	A	A	A	A	A	A	A	A	A	A
2	Adult-Oriented Establishment								C		
3	Agriculture	P	P								
4	Airport								C		
5	Animal Husbandry	P	P								
6	Assembly or Fabrication Facility								P	P	
7	Automobile Garage: See <i>Garage, Automobile Repair</i>										
8	Automobile Sales/Service							C		C	
9	Automobile Rental							C		C	
10	Bank: See <i>Financial Institution</i>										
11	Bakery						P	P		P	P
12	Bed and Breakfast	C	C			C	P				C
13	Billboard							C	C	C	
14	Bowling Alley							P		P	
15	Business and Technology Park								C		
16	Business Services						P	P		P	
17	Campground	C									
18	Car Wash							P		P	
19	Cemetery		C								
20	Cinema							P		P	
21	Clinic: See <i>Medical Clinic</i>										
22	Communications Antenna	P	P	P	P	P	P	P	P	P	
23	Communications Tower								C	C	
24	Conference and Training Center							P		P	
25	Contractor's Yard								C	C	
26	Convenience Store, Neighborhood						P	P		P	C

Section 5.4 AUTHORIZED LAND USE BY DISTRICT - CONTINUED

B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
27	Convenience Store with Gasoline						C	C	C	C	
28	Country Club/Golf Course	C	C	C				P		P	
29	Day Care Center						P	P		P	C
30	Day Care Home	P	P	P	P	P					
31	Deep Well Site	C	C	C	C				C		
32	Driving Range	A	A	A				P	P	P	
33	Essential Services	P	P	P	P	P	P	P	P	P	
34	Financial Institution										P
35	Flex Space								P	P	
36	Food Packaging Facility								P		
37	Forestry	P	P	P	P	P	P	P	P	P	
38	Funeral Home				C	C	C	P		P	
39	Garage, Automobile Repair							C	C	C	
40	Garage, Public							C	C	C	
41	Garage, Private	A	A	A	A	A	A	A	A	A	
42	Garden Center/Nursery							P		P	
43	Gas and Oil Production	C	C	C	C	C	C	C	C	C	C
44	Gas Station: See Convenience Store with Gasoline										
45	Home Based Business, No Impact	P	P	P	P	P					P
46	Home Based Business, Other	C	C	C	C	C					C
47	Hospital				C			C		P	
48	Hotel/Motel							P		P	
49	Keeping of Horses, Boarding	P	P								
50	Keeping of Horses, Personal	P	P	P							
51	Kennel, Animal							C	C	C	
52	Library						P	P		P	
53	Manufacturing, Heavy								P		
54	Manufacturing, Light								P	P	
55	Massage Therapy Establishment						P	P		P	
56	Medical Clinic						C	P		P	
57	Military Related Facility								C		
58	Motel: See Hotel/Motel										
59	Municipal Administration Facility						C				
60	Natural Gas Compressor Station	C	C						C	C	
61	Natural Gas Processing Plant								C		
62	Office, Business, <5,000 s.f.						P	P	A	P	
63	Office, Business, >5,000 s.f. and <40,000 s.f.						C	P	A	P	
64	Office, Business, >40,000 s.f.							C		C	
65	Office, Medical						C	P		P	C
66	Office, Professional						P	P		P	P
67	Open Space	P	P	P	P	P	P	P	P	P	
68	Parking Areas						A	A	A	C	C
69	Parking Garage: See Garage, Public										
70	Parks	P	P	P	P	P	P	P	P	P	P
71	Personal Services						C	P		P	P

Section 5.4 AUTHORIZED LAND USE BY DISTRICT – CONTINUED

B	NON-RESIDENTIAL USES	R	R-1	R-2	R-3	R-4	C-1	C-2	I	SU	V
72	Pharmacy						P	P		P	
73	Place of Assembly	C	C	C	C	C	C	C		C	C
74	Place of Worship	C	C	C	C	C	C	C		C	C
75	Planned Non-Residential Development (PNRD)						P	P	P	P	
76	Post Office						P	P		P	
77	Printer/Publisher								P		
78	Private Club						C	C		C	
79	Public/Private Works	C	C	C	C	C	C	P	P	P	C
80	Recreation Facility, Profit						C	P		P	
81	Recreation Facility, Non-Profit			C	C			P			
82	Research and Development Facility								P	P	
83	Restaurant: With Drive Thru							C		C	
84	Restaurant: No Drive Thru						P	P		P	
85	Retail/Business Store, <10,000 s.f.						P	P		P	P
86	Retail/Business Store >10,000 s.f. and <40,000 s.f.							C		C	
87	Retail/Business Store >40,000 s.f.							C		C	
88	Roadside Stand	A	A				C	P	P	P	
89	Salvage Yard								P		
90	School, Commercial							P	P	P	
91	School, Academic	C	C	C	C	C	C	C		C	
92	Self-Service Storage Facility (mini-warehouse)								C	C	
93	Senior Center						P	P		P	
94	Shallow Well Site	C	C	C	C	C		C	C	C	
95	Social Club						C	C		C	
96	Social Services Agency						C	P		P	
97	Tavern/Bar						C	P		C	
98	Temporary Structure	A	A	A	A	A	A	A	A	A	A
99	Veterinary Services						C	P		P	
100	Warehouse/Distribution Center								P	C	
101	Wholesale Operation								P	P	
102	All Other Uses								C		

Section 5.5. DIMENSIONAL REQUIREMENTS

5.5.1. Conventional Development Dimensional Table

District	Land Use	Density (d/u per acre)	Building Height (Stories)	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Rear Yard Setback (Principal Use)	Rear Yard Setback (Accessory Use)	Side Yard Setback (Principal Use)	Side Yard Setback (Street Side on Corner Lot)	Required Common Open Space
R	Single-Family	0.33	35' (2.5)	130,680	300'	50'	75'	25'	35'	35'	N/A
R-1	Single-Family	1.00	35' (2.5)	43,560	150'	50'	75'	25'	25'	35'	N/A
R-2	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	150'	35'	40'	10'	15'	35'	N/A
	Single-Family (All Utilities)	2.00		21,780	100'						
	Duplex with zero lot lines (No Utilities)***	1.45		60,000	200'						
	Duplex with zero lot lines (All Utilities)***	1.00		25,000	100'						
	Townhome	4.36		20,000	100'						
R-3	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	100'	35'	40'	10'	15'	35'	N/A
	Single-Family (All Utilities)	2.90		15,000	75'						
	Multi-Family (2-6 Units)	4.36		20,000*	160'				20'		
R-4	Single-Family (No Utilities)	1.00	35' (2.5)	43,560	100'	25'	40'	5'	12'	25'	N/A
	Single-Family (All Utilities)	5.81		7,500	60'						
PRD	R-2 R-3 R-4	3.00 3.00 6.00	N/A	21,780 15,000 7,500	N/A	50' buffer on perimeter 25' buffer on perimeter 25' buffer on perimeter					30%net**

*An additional 2,500 square feet must be added with each additional unit more than two (2).

**Minimum 30% of net site area exclusive of roads, easements stormwater detention areas. Space between buildings and front perimeter is excluded from common space. Max 70% net site area residential including building, parking, private yards, and counts.

*** Duplex – In the case of a zero lot line structure, the minimum lot and area required shall be 30,000 square feet with no utilities and 12,500 square feet with utilities for each sub-lot; the minimum lot width shall be 100 feet with no utilities and 50 feet with utilities for each sub-lot; there shall be no minimum side yard requirement at the common party wall. The minimum side yard setback for non-common party walls shall be 15'.