

**ATTACHMENT TO CONDITIONAL USE APPLICATION**  
**Narrative of Compliance of Bed & Breakfast Estate Standards (115-48.2)**  
**Richard White House at Stoney Ridge Farm at 900 Copeland School Road**  
December 20, 2018

**BACKGROUND**

The subject Class 1 Historic Resource is located on a 68.6 acre property in the north central portion of East Bradford Township. The core of the house is thought to date to 1732. Richard White, the builder, died in 1738. The core was enlarged later in the 18<sup>th</sup> century. A third addition was constructed in the 1960's. When the large stone barn east of the house collapsed, it was rebuilt as a three bay garage. A small barn and connected stable are also present on the site.

The Owner/Applicant submitted a conditional use application to permit a bed and breakfast estate as a permitted adaptive reuse pursuant to 115-131.3A(8) of the East Bradford Township Zoning Ordinance. The Applicant intends to house overnight guests and host special events as permitted in the Bed and Breakfast Estate use of the Historic Richard White Historic property.

The property is also known as the "Comerford Conservation Area." A conservation easement is held by the North American Land Trust and East Bradford Township. A preliminary review of the ordinance with the land trust noted that section 4.04(d)(ii) of the easement reserved rights that would provide the Bed and Breakfast Estate use within Protection Area B of the easement documentation.

**COMPLIANCE WITH BED-AND-BREAKFAST ESTATE STANDARDS**

Bed-and-breakfast estates may be operated in any zoning district as a conditional use when in full compliance with the following requirements as set forth in §115-48.2. The Applicant has or will demonstrate compliance with all such standards at the time of the hearing:

- A. The only buildings eligible for a bed-and-breakfast estate use shall be owner- occupied Class I historic resources.

**The existing subject dwelling is a Class I historic resource and is owner occupied. The East Bradford Historic Resource map lists this residence as Historic Resource #44.**

- B. A bed-and-breakfast estate shall consist of at least four guest rooms, but no more than 10 guest rooms, with the total occupancy of each guest room/suite being two persons maximum.

**Four (4) Guest rooms are proposed in the owner-occupied Class 1 home.**

- C. No bed-and-breakfast estate guest room/suite shall contain any cooking facilities.

**No cooking facilities will be present in any of the guest rooms.**

- D. There shall be no more than two employees on the premises at any one time who are not resident members of the bed-and-breakfast estate household.

**The applicant agrees to no more than two employees on the premises at any one time who are not resident members of the bed-and-breakfast household as a condition of approval**

- E. Breakfast may be prepared and served to the bed-and-breakfast estate overnight guests by the owner as part of the accommodations, but no more meals shall be prepared and served by the owner to overnight guests (whether or not separately billed).

**The applicant will comply and agrees to this as a condition of approval.**

- F. Licensed caterers shall be engaged to serve catered meals and beverages to overnight guests and attendees of weddings, wedding receptions, small parties and special events.

**The applicant will comply and agrees to this as a condition of approval.**

- G. Owners shall comply with all federal, state and local requirements for the preparation, handling and serving of food.

**The applicant will comply and agrees to this as a condition of approval.**

- H. Any amenities (swimming pool, tennis court, etc.) shall be solely for the use of the resident owner and the overnight guests of the bed-and-breakfast estate.

**The applicant will comply and agrees to this as a condition of approval.**

- I. With the conditional use application, the applicant shall submit an impact assessment report which shall evaluate the potential negative impacts the proposed bed-and-breakfast estate shall have on the surrounding community with respect to such matters as parking, noise, lighting, views and anything else in the neighborhood which would be affected by the proposed use.

**An Impact Assessment Report prepared by Commonwealth Engineers is enclosed for Township review, as required.**

- J. With the conditional use application, the applicant shall provide scaled drawings of the floors of the dwelling and indicate the owner's living areas, overnight guest rooms/suites and common area with color legend to distinguish each from the other and marked as an exhibit. One such exhibit shall be placed in the Zoning Officer's file.

**Floor plans are included with the Conditional Use application, as required.**

- K. Accessory buildings shall not be included in the conduct of the bed-and-breakfast estate.

**The applicant will comply and agrees to this as a condition of approval.**

- L. The following design standards shall be applicable to bed-and-breakfast estate operations:

- (1) Screening as required by § 115-52. Existing screening and vegetation complies with this section.

**The existing screening and vegetation located on this site currently complies with this section. Aerial and site photographs of the proposed estate will be provided at the time of the Conditional Use hearing.**

- (2) Storage as required by § 115-53. Existing storage complies with this section.

**Existing storage at this site currently complies with this section.**

- (3) Landscaping as required by §115-45.1. Existing screening and vegetation complies with this section.

**The existing screening and vegetation located on this site currently complies with this section. Aerial and site photographs of the proposed estate will be provided at the time of the Conditional Use hearing.**

- (4) Access and traffic control as required by §115-55.

**Existing access and traffic control to this site complies with this section. Details of the access and traffic control will be provided by Commonwealth Engineers at the Conditional Use hearing.**

- (5) Interior circulation as required by §115-56.

**Interior circulation compliant with Township requirements will be provided, as required. Please reference the Conditional Use Plans prepared by Commonwealth Engineers enclosed with the Conditional Use application.**

- (6) Off-street loading as required by § 115-59.

**Off-street loading compliant with Township requirements will be provided, as required. Please reference the Conditional Use Plans prepared by Commonwealth Engineers enclosed with the Conditional Use application.**

- (7) Regulation of emissions of smoke, fumes, odors and noise as required by § 115-60.

**Emissions of smoke, fumes, odors and noise will be regulated in accordance with Township requirements, as required.**

- (8) The maximum occupancy of a bed-and-breakfast estate for weddings, wedding receptions, small parties and special events shall be based on the available common area, the formula being one person per 10 square feet of common area. In the event that the aforesaid activities are conducted out of doors, the maximum occupancy may not exceed that which has been established by the common area. Neither indoor nor outdoor maximum occupancy may exceed 100 people.

**The available common area on the first floor of the residence is 1,521 square feet. Per the Township Ordinance, the formula of one person per 10 square feet would yield a maximum occupancy of 152 people in the available common area. The applicant agrees, as a condition of approval, that the maximum occupancy within the available common area will not exceed 100 adult guests.**

- (9) Off-street parking.

(a) Off-street parking for a bed-and-breakfast estate shall be that which is required by § 115-58 for single-family residences, and, in addition, there shall be:

[1] One space for each employee of the bed-and-breakfast estate.

[2] One space for each available guest room/suite.

[3] One space for each two persons attending a wedding, wedding reception, small party or special event, based on maximum occupancy as required by § 115-48.2L(8).

**Off-street parking compliant with Township requirements will be provided, as required. Please reference the Conditional Use Plans prepared by Commonwealth Engineers enclosed with the Conditional Use application.**

(b) Plans for parking areas are to be submitted to the Township Engineer for review and comment at least two weeks prior to the scheduled hearing. The review is to be based upon §115-58B(l). Parking areas designated for use in the conduct of weddings, wedding receptions, small parties and special events may be areas of stable grass and/or meadow if they can be demonstrated as suitable to the Township Engineer's satisfaction.

**Conditional Use Plans prepared by Commonwealth Engineers are enclosed with the Conditional Use application, as required.**

(c) Off-street parking spaces must be provided on the lot for which they are intended unless satisfactory evidence is presented to the Zoning Officer that an agreement exists which provides for sufficient permanent off-street parking spaces on another lot.

**Conditional Use Plans prepared by Commonwealth Engineers are enclosed with the Conditional Use application, as required.**

M. Music or entertainment associated with the conduct of the bed-and-breakfast estate is to be acoustic exclusively and without amplification.

**The applicant will agree to comply with Chapter 74: Noise Disturbance of the Township of East Bradford as a condition of approval.**

N. If tents or canopies are to be used in the conduct of weddings, wedding receptions, small parties or special events, they are to be fully screened from any vantage point off of the property.

**The applicant will comply and agrees to this as a condition of approval.**

O. The hours of operation for the bed-and-breakfast estate weddings, wedding receptions, small parties and special events shall be limited to the hours of 9:00 a.m. Eastern standard time to 9:00 p.m. Eastern standard time.

**The applicant will agree to comply and agrees to this as a condition of approval.**

P. A professional structural engineer registered in the State of Pennsylvania is to review the structural capacity of the bed-and-breakfast estate common area according to the proposed maximum occupancy [harmonic loads (dancing) are to be a factor] and submit to the Board of Supervisors the results of the review along with the recommended design to accommodate the maximum occupancy.

**It is not anticipated that large numbers of guest will be dancing within the main residence. Instead, tents will be provided for guests at larger events. A structural engineer report was not deemed necessary by the applicant and project manager due to the intended use of the dwelling's proposed common areas.**

Q. The length of stay for any overnight guest shall be limited to not more than 14 consecutive days.

**The applicant will comply and agrees to this as a condition of approval.**

R. The resident owner shall maintain a guest register which shall list the names, addresses and lengths of stay of all guests.

**The applicant will comply and agrees to this as a condition of approval.**

S. One sign shall be permitted for purposes of identifying the property as a bed-and-breakfast estate, provided that the sign shall not exceed six square feet in area and shall contain no information other than identification of the premises as the named bed-and-breakfast estate, and the sign shall have been presented to the East Bradford Township Historical Commission for review and comment at least two weeks prior to the conditional use hearing.

**The applicant will comply and agrees to this as a condition of approval.**

T. Lot coverage shall be increased by 5% for the underlying zoning district in which the use is located.

**The applicant will comply and agrees to this as a condition of approval.**

U. No external enlargements, alterations or changes to the exterior of the Class I historic resource shall be permitted , except as required by the Township Building Code and the Pennsylvania Department of Labor and Industry, or for safety reasons as required by any other governmental agency. The proposed design of any required enlargement, alteration or change shall be reviewed by the East Bradford Historical Commission, which Commission shall provide comments to the applicant, the Zoning Officer and the Board of Supervisors. [1] Editor's Note: See Ch. 45, Building Construction.

**The applicant will comply and agrees to this as a condition of approval.**

V. Where the property is not served by a public sewage system, the applicant shall present documentation which shall be satisfactory to the Township that the existing on-site sewage system shall be adequate to handle the increased flows from the bed-and-breakfast estate, as well as the availability of sufficient backup area on the lot; and that the Chester County Health Department has certified the adequacy of the existing on-site sewage system for the bed-and-breakfast estate after an on-site inspection of the existing sewer system and/or any required improvements to the system.

**The applicant will comply and agrees to this as a condition of approval. In event that occupancy requires additional restrooms, portable restrooms will be provided.**

W. The applicant shall comply with all other applicable Township codes and regulations, including but not limited to the Fire, Health, Plumbing and Building Codes.

**The applicant will comply and agrees to this as a condition of approval.**

- X. Upon compliance with all of the requirements of this chapter, the Zoning Officer shall be authorized to issue a use and occupancy permit which shall be valid for a period of one year, unless revoked sooner for violation of any of the provisions of this chapter. The permit may be renewed annually, provided that the Zoning Officer has inspected the facility and found it to be in compliance with the provisions of this chapter. In the event that the Zoning Officer determines a violation to exist, the permit shall not be renewed until the violation is remedied.

**The applicant will comply and agrees to this as a condition of approval.**

**CONCLUSION**

The applicant agrees to comply with the requirements listed above for a bed-and-breakfast estate for overnight guests and special events, and requests that the Board of Supervisors approve its Conditional Use application. Any other documentation requested will be submitted at the time of the public hearing to support the application.