



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Planning Commission

From: Melissa Needles, Zoning Officer

Date: April 9, 2019 (Revised April 23, 2019)

Subject: **Zoning Review for a Conditional Use Application for a Bed & Breakfast Estate
900 Copeland School Road
TPI # 51-3-19 & 51-3-34 (Commonwealth Engineers, Inc.)**

I am in receipt of a Conditional Use Application for Stoney Ridge Farm Bed & Breakfast. The plans were prepared by Commonwealth Engineers, Inc. dated December 20, 2018 with no revisions; the plans consist of two sheets. The applicant is seeking approval to operate a Bed & Breakfast Estate.

The above-referenced parcels are located in the R-2 Residential Zoning District and consist of 68 acres. The property went through the subdivision process in 2015 to subdivide this property into four lots. The owner has retained all four lots. The main house on the property is a class I Historic Resource (#44), and other resources exist on the property as well; finally the property is subject to a conservation easement held by North American Land Trust.

I offer the following comments and necessary revisions relative to zoning:

1. A list of employees is required to be shown per section 115.48.2 D.
2. A food handlers license is required from the Commonwealth of Pennsylvania per section 115.48.2 G.
3. Common Area for a Bed & Breakfast is defined as "area available on the first floor which shall be the only interior area used for the conduct of wedding, receptions, small parties and special events. The common area shall be exclusive of the owners' living area." The plans submitted show the entire first floor (except a small room) as the common area. The applicant will need to determine the common area per section 115-48.2 J and 115-48.2 L (8). In addition, the plans will need to be drawn to scale per section 115-48.2 J.
4. The applicant is required to demonstrate compliance with screening per section 115-52 and landscaping per section 115-45.1. The Landscape review will be conducted by our consultant.
5. Storage areas are required to be shown on the plan per section 115.53.
6. The Township Engineer will address sections 115-55, 57, 58 and 59.
7. The applicant proposes to comply with our noise ordinance; however section 115.48.2 M indicates that music and entertainment associated with the use shall be exclusively acoustic and without amplification.
8. Please indicate the location of the tents on the plan. Tents are required to be fully screened per section 115-48.2 N.
9. The Township Engineer will comment on section 115-48.2 P.

10. One sign is permitted identifying the property as a Bed & Breakfast Estate. The sign shall not exceed six square feet in area and shall contain no information other than identification of the premises. The Historical Commission must review the sign plan at least two weeks prior to the conditional use hearing.
11. Applicant will need to provide documentation showing the on-site sewage system is adequate enough to handle the increased flows for the Bed & Breakfast Estate which is required per section 115.42 V.
12. The proposed Bed & Breakfast facility is located on a scenic roadway. The colors for signage for a private business along a scenic roadway is required to be earth tones per section 115-47.1 H.
13. A Bed & Breakfast adaptive reuse facility is required to abut an arterial street per section 115-131.3 A (8). The subject property abuts Birmingham Road, which is neither a major or minor arterial street.

In conclusion, once the above items have been addressed, I recommend that the applicant proceed with the conditional Use process. Please do not hesitate to contact me for any further explanation or assistance with this matter.