



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Planning Commission

From: Melissa Needles

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

Subject: **Conditional Use Application for a Bed & Breakfast Estate,
415 Birmingham Road (Historic Resource #135)
TPI # 51-7-113.1**

Introduction:

A Conditional Use application for a Bed & Breakfast Estate was submitted for the above referenced parcel. This parcel is located in the R-2 Residential Zoning District. The property is 10.96 acres. The applicant would like to open a Bed & Breakfast Estate. The applicant received zoning relief from the Code of the Township section 115-48.2.K on March 16, 2018 to use the tenant house for the Bed & Breakfast; this is in the appeal process.

Zoning:

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

1. The applicant states that all buildings on the property are owner occupied due to a statement in the Findings of Fact contained in the original Conditional Use decision issued to create the farmstead and adjacent subdivision. This statement is irrelevant to the current application since the applicant is proposing to comply with the ordinance by operating a B&B Estate in the building that they intend to occupy.
2. The applicant proposes to use the tenant house for the Bed and Breakfast Estate which is an accessory structure. Relief from the Zoning Hearing Board was granted on March 16, 2018 for use of the tenant house; this currently is in the appeal process.
3. A food handlers license is required from the Commonwealth of Pennsylvania per section 115-48.2.G of the code.
4. 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 space) as the common area. The first floor rooms are not labeled. The applicant will need to determine the common area and label the rooms per section 115-48.2 J and 115-48.2 L (8).
5. Applicant is required to demonstrate compliance with the design standards per section 115-48.2.L of the code. The landscape review will be conducted by Thomas Comitta Associates. The Township Engineer will comment on Access and traffic control, interior circulation, parking and off street loading.

6. The applicant proposes to follow the noise ordinance in regards to section 115-48.2 L (7); however the hours of operation for a Bed and Breakfast Estate are 9am to 9pm. There is no perceptible noise permitted to be produced at or beyond property boundaries.
7. Applicant states that for any outdoor events, music and entertainment will be exclusively acoustic without amplification. Any music and entertainment, whether outdoor or indoor shall be exclusively acoustic without amplification.
8. A structural engineer must review the structural capacity of the common area for the proposed maximum occupancy and submit an analysis to the Board of Supervisors containing the results of the review combined with a recommended design to accommodate the maximum occupancy per section 115-48.2.P of the code. Clarification is needed with regards to the first floor common area.
9. Applicant will need to provide documentation demonstrating that the on-site sewage system is adequate to handle the increased flows for the Bed & Breakfast Estate per section 115-48.2.V of the code.
10. 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.
11. 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.