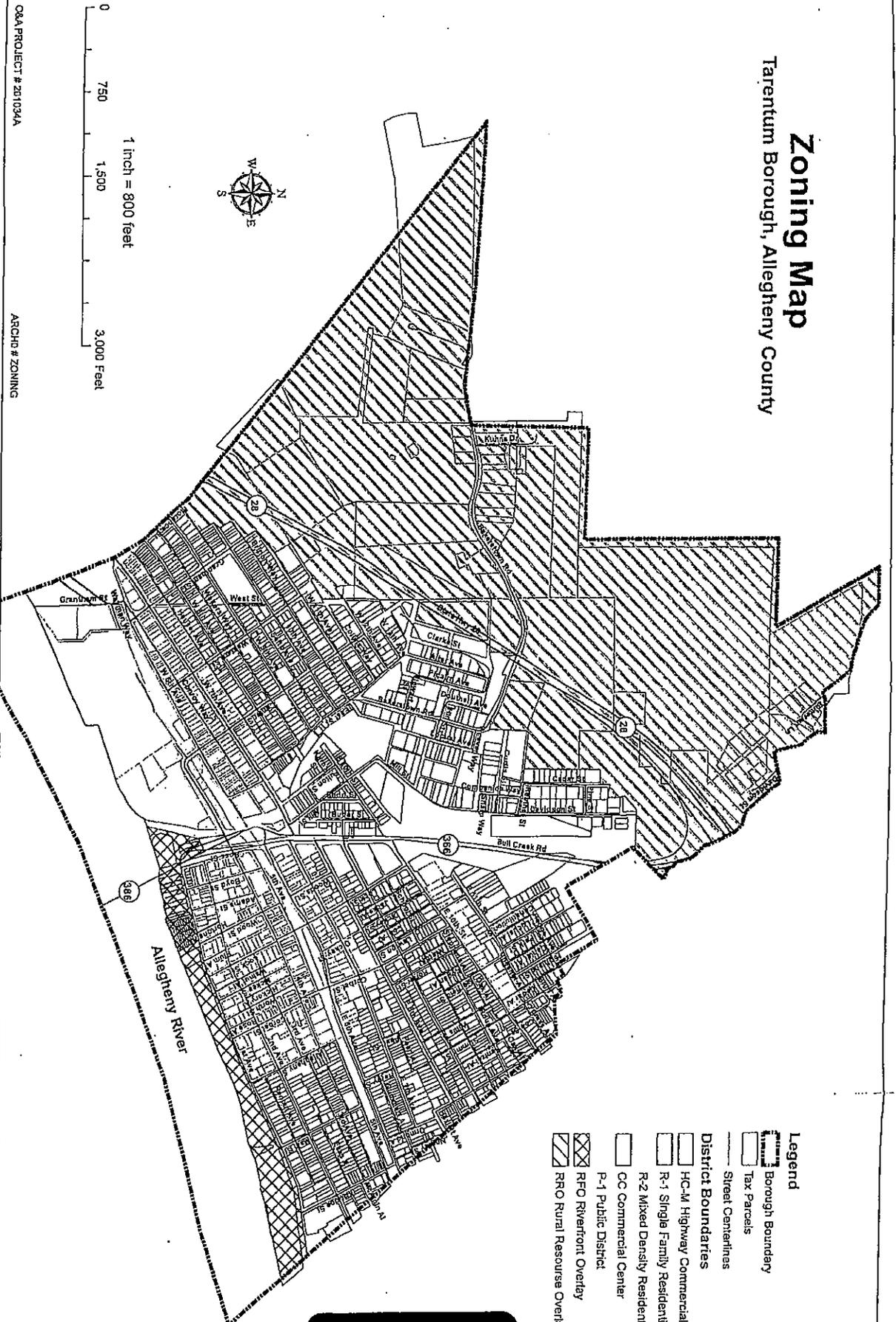
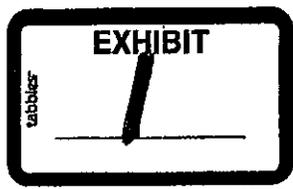


Zoning Map

Tarentum Borough, Allegheny County



- Legend**
- Borough Boundary
 - Tax Parcels
 - Street Centerlines
 - District Boundaries**
 - HC-M Highway Commercial & Manufacturing
 - R-1 Single Family Residential
 - R-2 Mixed Density Residential
 - CC Commercial Center
 - P-1 Public District
 - RFO Riverfront Overlay
 - RRO Rural Resource Overlay



O&A PROJECT # 201034A

ARCHD # ZONING

ZONING HEARING BOARD
BOROUGH OF TARENTUM, PENNSYLVANIA

IN RE: Application of American First Enterprises, LLP d/b/a Oliver Outdoor

CONCLUSIONS OF ZONING HEARING BOARD

1. A Zoning Hearing Board hearing was held on May 29, 2019 at 6:30 P.M. in Council Chambers of Tarentum Borough.
2. Notice of the hearing was duly advertised and property involved was duly posted.
3. All witnesses were sworn in.
4. The applicant appealed the decision of the Code Enforcement Officer denying approval of a two-side digital billboard located in the Commercial Center (CC) Zone.
5. The application states the site is located within an easement granted by the property owner.
6. The owner of the property did not sign the application and did not participate in the hearing.
7. The Applicant did not present any proof that it does in fact have an easement.
8. When questioned by the Solicitor for the Zoning Hearing Board as to Applicant's authority to proceed, Applicant responded by stating it would email the easement to the Board's Solicitor.
9. The record was kept open solely for the purpose of the Applicant establishing the existence of the easement, which the Applicant did in fact establish.
10. The proposed 2-sided digital billboard is to be approximately 5 feet adjacent to the Tarentum Bridge roadway, be placed about 10 feet above the road and be 14 feet high and 48 feet wide, a total of 672 square feet on each side.



11. Illuminated billboards are not permitted in the CC Zone and are permitted only in certain overlay districts.

12. After a hearing on November 29, 2016 the Zoning Hearing Board denied an appeal of two other applications for illuminated double sided billboards at the same location. In one case the faces were to be 400 square feet, and in the other case the faces were to be 338 square feet.

13. The Zoning Hearing Board can grant a variance only when and if the Findings of Fact are supported by 5 circumstances as outlined in Section 265-1404 of the Zoning Ordinance. None of those conditions are supported by the findings.

14. The Zoning Hearing Board may consider a special exception to the Ordinance if supported by 5 criteria as outlined in Section 265-1405 of the Ordinance. None of the criteria was established at the hearing.

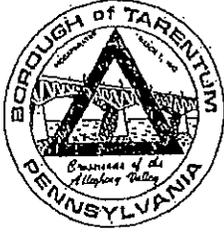
15. The Zoning Hearing Board by roll call vote unanimously denied the application since it had no authority to grant same.



JOHN CIESLINSKI, Chairman
Tarentum Zoning Hearing Board



GERALD G. DeANGELIS, Solicitor
Tarentum Zoning Hearing Board



BOROUGH OF TARENTUM

318 Second Avenue
TARENTUM, PENNSYLVANIA 15084

Telephone: 724-224-1818
Fax: 724-224-1821
www.tarentumboro.com

January 25, 2019

Mr. Jerry Oliver
Oliver, Outdoor
1768 North Main St. Ext., Ste: 4
Butler, PA 16001

RE: Application for Building Permit/Zoning at 107 E. 4th Ave. (Parcel ID: 1223-R-26)

Free Standing Signage

Dear Mr. Oliver,

Be advised that a Building Permit cannot be issued based on your existing proposal. To do so would be in violation of the Borough of Tarentum Zoning Ordinance as follows:

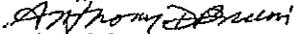
Section 265-402 Commercial Center (CC)

Section 265-202 General Definitions, Billboard

The proposed pole sign fits the definition of a Billboard as defined in section 265-202 and billboards are not permitted in the Commercial Center (CC) Zoning District, section 265-402, where the proposed site is located.

If you wish to appeal my decision you may do so by making application to the Zoning Hearing Board.

Sincerely,


Anthony D. Brunl

Code Enforcement and Zoning Officer

Borough of Tarentum





BOROUGH OF TARENTUM

OFFICE OF BUILDING AND ZONING
318 E. SECOND AVENUE
TARENTUM, PENNSYLVANIA 16084
724.244.1818

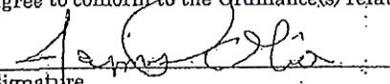
ZONING REQUEST APPLICATION

Date: 1/3/19
Property Owner: American First Enterprises, LLC, d/b/a Oliver Outdoor
Property Address: 107 East 4th Avenue Parcel ID: 1223-R-26
Applicant Name: American First Enterprises, LLC, d/b/a Oliver Outdoor
Applicant Address: 1768 N. Main Street Extension, Suite 4, Butler, PA 16001 (No P.O. Box Allowed)
Applicant Phone #: (724) 496-2222 Email: jeromeoliver@icloud.com

Proposed Use: sign (i.e. New Construction, Addition, Pool, Fence, Shed, Car Port, Etc.)
Brief Description: pole sign with two LED faces located within easement granted by owner; single 48"-diameter pole at ground level, two 48" faces at elevation; easement area 3240.93 SF

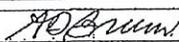
APPLICATION CERTIFICATION

I hereby certify that I am the owner of the above-named property or that I have the authorization by the owner to make application as the authorized agent. I hereby certify that the information contained in this application is true and correct to the best of my knowledge, information and belief. I agree to conform to the Ordinance(s) relating to this registration.


Signature

1/3/19
Date

FOR INTERNAL USE ONLY

Permit Fee: \$4,082.00	Date Paid: 1-3-19	Check Number: Receipt # 75493
Zoning Request Denial Date: 1-22-19	Reason for denial:	
Do setbacks comply?: Yes <input type="checkbox"/> No <input type="checkbox"/>	ZONING ORDINANCE 265-402 SUBSECTIONS C, D, NET A... PERMITTED OR CONDITIONAL USE	
Is this a Permitted Use?: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is this a Conditional Use? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Can building permit be issued? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
PC approval necessary?: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Eligible for appeal to ZHB?: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Date Approved:	Zoning Officer (Signature): 	

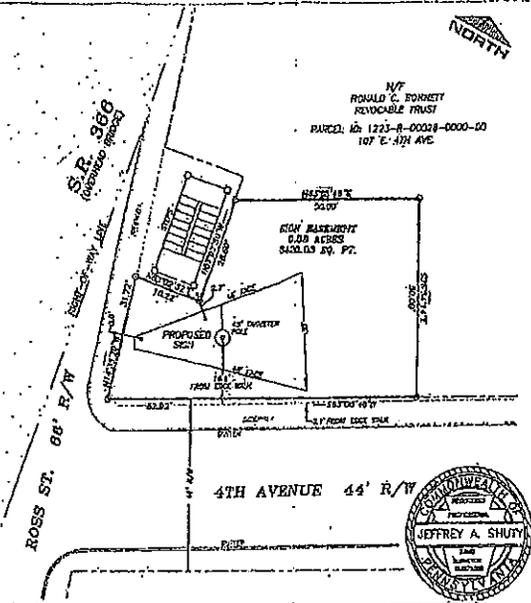
RECEIVED 1-10-19 AOB



BOROUGH OF TARENTUM

PROPERTY DRAWING

In the space below, please provide a sketch of the proposed structure or use including all relevant details and information. Please include the following: Sketch of your property boundary lines; Depiction of all existing and proposed structures; Distance (in feet) from the proposed structure to all property lines (front, rear, sides), primary facility and any other accessory structures.



Area of Proposed Addition	(a)	n/a	sq. ft.
Area of Existing Buildings	(b)	n/a	sq. ft.
Total Lot Area Covered (a + b)	(c)	7	sq. ft.
Total Lot Area	(d)	3421	sq. ft.
Percentage of Lot Area Covered (c + d)	(e)	0.2%	sq. ft.
Is a driveway entrance anticipated from the street?	Yes	No	X

APPLICATION CERTIFICATION

I hereby certify that I am the owner of the above named property or that I have the authorization by the owner to make application as the authorized agent. I hereby certify that the information contained in this application is true and correct to the best of my knowledge, information and belief. I agree to conform to the Ordinance(s) relating to this registration.

Jeffrey A. Shuty
Signature

1/3/17
Date

FOR INTERNAL USE ONLY	
If approved: <input checked="" type="checkbox"/>	If denied, provide comment and/or instructions: _____
Code Officer Signature: _____	
Date: _____	



BOROUGH OF TARENTUM

OFFICE OF BUILDING AND ZONING
318 E. SECOND AVENUE
TARENTUM, PENNSYLVANIA 15084
724.244.1818



BUILDING PERMIT APPLICATION

Date:	1/3/19	
Property Address:	107 East 4th Avenue	Parcel ID: 1223-R-26
Applicant Name:	American First Enterprises, LLC, d/b/a Oliver Outdoor	
Applicant Address:	1768 N. Main Street Extension, Suite 4, Butler, PA 16001 <small>(No P.O. Box Allowed)</small>	
Applicant Phone #:	(724) 496-2222	Email: jeromeoliver@icloud.com

Proposed Use:	sign <small>(i.e. New Construction, Addition, Pool, Fence, Shed, Car Port, Etc.)</small>	
Brief Description:	pole sign with two LED faces located within easement granted by owner; single 48"-diameter pole at ground level, two 48' faces at elevation; easement area 3240.93 SF	
Dimensions:	7 SF* 82'	Value of Construction: \$
	<small>(Area) *at ground level</small>	<small>(Height)</small>

Easements/Restrictions/Environment	Yes	No	Unsure
Does your property contain easements of any kind?	<input checked="" type="checkbox"/>		
Do you have any utility poles on your property?	<input checked="" type="checkbox"/>		
Do you have a ditch, stream or wet land on your property?		<input checked="" type="checkbox"/>	
Do you have underground utilities on your property?			<input checked="" type="checkbox"/>
Does your property contain any deed restrictions?			<input checked="" type="checkbox"/>
Is the property located in a flood zone or wetland?			<input checked="" type="checkbox"/>

If the subject property has previously been granted any type of variance, special exception, and/or other form of relief, please provide the information in the space provided below. Please be specific as to the date of any Zoning Hearings for the property including a photocopy of any deed, recorded plan, agreement, will, covenant, and/or any Zoning Hearing Board decision which contains said restriction, variances, and/or special exceptions which affect the subject property.

FOR INTERNAL USE ONLY		
Permit Fee	Date Paid	Check Number

DATE	1-3-19	FUND	No. 75493
RECEIVED FROM	Application for Sign Permit		
FOR	(2) 14x48 Signs - electronic		
AMOUNT	TARENTUM	DOLLARS	CENTS
		4082	-
CASH <input type="checkbox"/>		ACCOUNT NUMBER	
CHECK <input checked="" type="checkbox"/>	JANES PAID		
CREDIT CARD <input type="checkbox"/>			
BOROUGH OF TARENTUM			

Name:	America First Enterprises, LLP - Jaymie Oliver	Date:	1/3/19
Account:	[REDACTED]		
PAY TO THE ORDER OF	Borough of Tarentum		
	Four thousand eight hundred and no/100	Dollars	
Farmers National Bank	Billboard Signage		
	Billboard Signage		



BOROUGH OF TARENTUM

OFFICE OF BUILDING AND ZONING
318 E. SECOND AVENUE
TARENTUM, PENNSYLVANIA 15084
724.244.1818

ZONING HEARING BOARD APPEAL/APPLICATION

FOR INTERNAL USE ONLY		
File Date	Hearing Date	Z/HB #

PLEASE ATTACH THE FOLLOWING:	
<input checked="" type="checkbox"/>	Plot of Property in question showing relevant information.
<input checked="" type="checkbox"/>	Copy of action being appealed, if any.
<input checked="" type="checkbox"/>	Statement of argument or justification for request.
<input checked="" type="checkbox"/>	Application Fee \$850 – Make check or money order payable to Tarentum Borough. The cost of a transcript or copy thereof will be paid by the requesting party.

PLEASE COMPLETE THE FOLLOWING:	
Holder of easement Property Owner:	American First Enterprises, LLP d/b/a Oliver Outdoor
Property Address:	107 East 4th Avenue Parcel ID.: 1223-R-26
Applicant Name:	American First Enterprises, LLP d/b/a Oliver Outdoor
Applicant Address: (No P.O. Box Allowed)	1768 N. Main Street Extension, Suite 4, Butler, PA 16001
Applicant Phone #:	() 724-496-2222 Email: jeromeoliver@icloud.com

Proposed Construction, if any:	pole sign with two LED faces located within easement granted by owner; single 48"-diameter pole at ground level, two 48' faces at elevation; easement area 3240.93 SF





BOROUGH OF TARENTUM

INDICATE TYPE OF APPLICATION	
Section 909.1 (A) of the Pennsylvania Municipalities Planning Code	
<input type="checkbox"/>	Substantive challenge to the validity of any land use ordinance except those brought before the governing Body.
<input checked="" type="checkbox"/>	Appeals from determination of Zoning Officer.
<input type="checkbox"/>	Appeals from determination of Municipal Engineer or Zoning Officer regarding flood plain restrictions of the zoning Code.
<input type="checkbox"/>	Applications for variances from the terms of the zoning codes or of flood plain provisions within a land use ordinance.
<input type="checkbox"/>	Applications for uses authorized by special exception under the zoning code.
<input type="checkbox"/>	Appeals from determinations related to transfer of development rights or performances density Provisions.
<input type="checkbox"/>	Appeals from the zoning officer's determination under Section 916.2 entitled Procedure to Obtain Preliminary Opinion.
<input type="checkbox"/>	Appeals from the determination of the Zoning Officer or municipal engineer with reference to sedimentation and erosion control and storm water management for development not involving subdivision and land development or planned residential development.
<input type="checkbox"/>	Nonconforming uses and structures-authorization of expansion, enlargement, alteration or extension
** If Applicant is not owner, Evidence to act on the owner's behalf is required.	

<p>Please provide citation of ordinance requirements which the application or appeal involves. Be specific attaching copy of action being appealed, if any, and giving code references.</p>
<p>See attached analysis. Officer Bruni advised that he had not deposited the application check at the time he produced the denial/rejection. Appellant advised him on 4/4 to deposit the check so that the appeal period will be triggered.</p>

APPLICATION CERTIFICATION

I hereby certify that I am:

<input checked="" type="checkbox"/>	Holder of easement over Owner of the above named property.	<input type="checkbox"/>	Authorized agent for the above named property owner
<input type="checkbox"/>	A person aggrieved.	<input type="checkbox"/>	An officer or agent of Tarentum Borough.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge, information and belief.

Rebecca A. Bowman

Signature

4-5-19

Date

§265-402 COMMERCIAL CENTER, CC

D. Conditional Uses. See Section 265-502

§265-502 SPECIFIC CONDITIONAL USE STANDARDS

B. Billboards. Billboards are authorized as a conditional use as follows in the C-3 Heavy Commercial district on otherwise vacant parcels of land.

(1) The billboard shall be limited to 200 square feet.

(2) The billboard shall be set back a minimum of 500 from the property line of any lot bearing an existing single family dwelling.

(3) The billboard shall be setback at least 100 feet from any side or rear property line not withstanding stricter provisions regarding residentially zoned properties.

(4) The billboard shall be set back at least 20 feet from any street and shall be located within 125 feet of the right of way of Route 28 and oriented to Route 28.

(5) Manual changeable copy signs and electronic message centers as defined in Article VIII are not permitted in association with a billboard.

(6) No flashing or colored lighting are permitted in association with any billboard.

Comment [WU1]: There is no C-3 Heavy Commercial District. There is only the CC Commercial Center. Notwithstanding (4) (which is a legal impossibility), the only areas with billboards authorized as a conditional use is commercial.

Comment [WU2]: Existing approved billboards are substantially larger than 200 square feet.

Comment [WU3]: The area of Route 28 is not Single Family Residential with a Rural Resource Overlay. Thus, according to this section, billboards would not be conditional uses along Route 28. Yet, billboards have been approved.



BOROUGH OF TARENTUM

OFFICE OF BUILDING AND ZONING
318 E. SECOND AVENUE
TARENTUM, PENNSYLVANIA 15084
724.244.1818

ZONING REQUEST APPLICATION

Date: 1/3/19

Property Owner: American First Enterprises, LLC, d/b/a Oliver Outdoor

Property Address: 107 East 4th Avenue Parcel ID: 1223-R-26

Applicant Name: American First Enterprises, LLC, d/b/a Oliver Outdoor

Applicant Address: 1768 N. Main Street Extension, Suite 4, Butler, PA 16001
(No P.O. Box Allowed)

Applicant Phone #: (724) 496-2222 Email: jeromeoliver@icloud.com

Proposed Use: sign
(i.e. New Construction, Addition, Pool, Fence, Shed, Car Port, Etc.)

Brief Description: pole sign with two LED faces located within easement granted by owner; single 48"-diameter pole at ground level, two 48' faces at elevation; easement area 3240.93 SF

APPLICATION CERTIFICATION

I hereby certify that I am the owner of the above-named property or that I have the authorization by the owner to make application as the authorized agent. I hereby certify that the information contained in this application is true and correct to the best of my knowledge, information and belief. I agree to conform to the Ordinance(s) relating to this registration.

[Signature]
Signature

1/3/19
Date

FOR INTERNAL USE ONLY

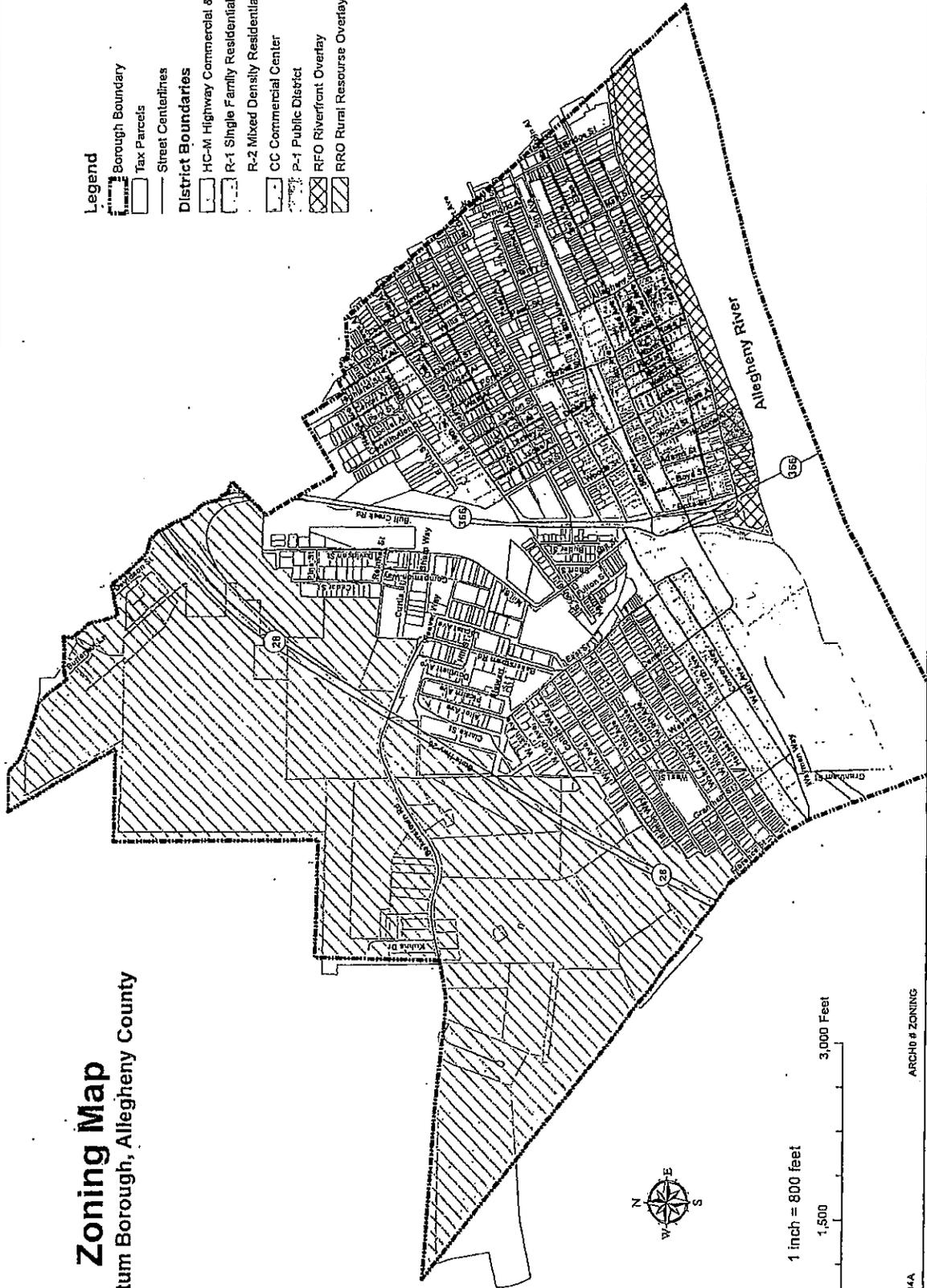
Permit Fee:	Date Paid:	Check Number:
<u>\$4,082.00</u>	<u>1-3-19</u>	<u>RECEIPT # 75493</u>
Zoning Request Denial Date:	<u>1-22-19</u>	Reason for denial:
Do setbacks comply?:	Yes <input type="checkbox"/> No <input type="checkbox"/>	<u>ZONING ORDINANCE 265-402. SUBSECTIONS C, D. NOT A PERMITTED OR CONDITIONAL USE.</u>
Is this a Permitted Use?:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is this a Conditional Use?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Can building permit be issued?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PC approval necessary?:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Eligible for appeal to ZHB?:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Date Approved:	Zoning Officer (Signature): <u>[Signature]</u>	

RECEIVED 1-10-19 [Signature]

Zoning Map

Tarentum Borough, Allegheny County

- Legend**
- Borough Boundary
 - Tax Parcels
 - Street Centerlines
- District Boundaries**
- HC-M Highway Commercial & Manufacturing
 - R-1 Single Family Residential
 - R-2 Mixed Density Residential
 - CC Commercial Center
 - P-1 Public District
 - RFO Riverfront Overlay
 - RRO Rural Resource Overlay



1 inch = 800 feet
 0 750 1,500 3,000 Feet

**Borough of Tarentum
Zoning Ordinance
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- (7) Back-lit, translucent awnings or canopies.
 - (8) Permanent signs made of plywood, pressed board, MDO or non-exterior grade wood products.
 - (9) Signs attached to or painted on a licensed vehicle within a residential zoning district if such sign is visible from a public street where such is displayed with the intent of advertising.
- D. Signs shall not block required sight distance at intersections of streets and access roads and driveways to streets.
 - E. No sign or structure shall be erected at any location where, by reason of the position, shape or color of the sign or structure, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device or public directional, emergency, or street signage.
 - F. The display of signage within public rights of way, including sidewalks within public rights of way shall be governed by Article VII of this Ordinance.
 - G. Window signs displayed on a permanent basis shall be considered as walls signs for purposes of this Article.
 - H. All external lighting associated with signs shall be provided as indirect lighting.
 - I. Billboards, as defined, shall be permitted in the RRO Rural Resource Overlay District. (See Section 265-406, Subsection F)

§ 265-703 EXEMPTIONS

The following signs shall not require a permit. The sign area of the following shall not count toward maximum sign area requirements imposed by this Article.

- A. Public, Semi-Public, and Commemorative Signs and Monuments including signs established by, or by order of, any governmental agency; and religious symbols, commemorative plaques of recognized historic agencies, or identification emblems of religious orders or historic agencies.
- B. Signs indicating the address or name of a building up to two square feet for single family dwellings and six square feet for all other uses.
- C. One "For Sale" or "For Rent" sign is allowed per street frontage. Such signs must be removed within 7 days after the sale, rental, or lease has been accomplished.
- D. "For Sale" or "For Rent" signs on lots containing a single-family dwelling unit or zoned for single-family residential development may not exceed 9 square feet in area.
- E. "For Sale" or "For Rent" signs on lots containing principal uses other than single family dwellings may not exceed the greater of 32 square feet or 0.25 square feet of sign area per each linear foot of street frontage for the first 150 feet of street frontage and 0.10 square feet of sign area for each linear foot of street frontage

- (8) Maximum Building Height: 40 feet or two and one half stories, whichever is less.

§.265-406 RFO RIVERFRONT OVERLAY

- A. Purpose. The RFO District is designed to encourage innovative development in conjunction with complementary protection of the Borough's natural features and assets, including its riverfront and wooded hillsides.
- B. Applicability of the Districts. The RFO District shall be designated as an overlay district. Therefore, the district standards, whether greater or lesser than those of the underlying base zoning district, shall prevail when uses expressly authorized within the overlay are constructed, operated, and maintained.
- C. The following uses shall be authorized as permitted uses within the RFO District:
- (1) All permitted and conditional uses in the R-1 Single Family District.
 - (2) Administrative and Professional Offices
 - (3) Banquet Hall
 - (4) Entertainment Recreation Facilities, Indoor
 - (5) Personal Care Home
 - (6) School, Private
 - (7) Group Residential Facility
 - (8) Planned Commerce Park Model
 - (9) Hospital or Clinic
 - (10) Transitional Residential Facility
 - (11) Animal Hospital/Clinic
- D. Basic Dimensional Standards. The following shall apply to all uses authorized
- (1) Minimum Front Yard: 75 Feet
 - (2) Minimum Side Yard: 60 Feet
 - (3) Minimum Rear Yard: 75 Feet
 - (4) Maximum Lot Coverage: 40 Percent
 - (5) Maximum Impervious Surface Coverage: 60 Percent
 - (6) Minimum Lot Area: 40,000 square feet
 - (7) Minimum Lot Width: 150 feet
- E. Dimensional Standards for authorized conditional uses. The Planned Commercial Park Model shall be subject to the standards enumerated in Section 265-504.
- (1) Minimum Front Yard: 75 Feet

- (2) Minimum Side Yard: 75 Feet
- (3) Minimum Rear Yard: 75 Feet
- (4) All yards shall increase by five feet for every thousand square feet of gross floor area beyond five thousand square feet of total gross floor area of buildings on the lot.
- (5) Maximum Lot Coverage: 35 Percent
- (6) Maximum Impervious Surface Coverage: 50 Percent
- (7) Minimum Lot Area: 80,000 square feet
- (8) Minimum Lot Width: 50 feet
- (9) Maximum Building Height: 45 feet or three stories, whichever is less.

No F

§ 265-407 FLOODPLAIN DISTRICTS

- A. Purposes. The purpose of these provisions is to prevent the loss of property and life, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief and the impairment of the tax base by:
 - (1) Regulating uses, activities and development which, acting alone or in combination with other existing or future uses, activities and development, will cause unacceptable increases in flood heights, velocities and frequencies.
 - (2) Restricting or prohibiting certain uses, activities and development from locating within areas subject to flooding.
 - (3) Requiring all those uses, activities and developments that do occur in flood-prone areas to be protected and/or floodproofed against flooding and flood damage.
 - (4) Protecting individuals from buying lands and structures which are unsuited for intended purposes because of flood hazards.
- B. Applicability.
 - (1) These provisions shall apply to all lands within the jurisdiction of the Borough of Tarentum and shown as being located within the boundaries of the designated floodplain districts which are considered as a part of the Official Zoning Map.
 - (2) No structure or land shall hereafter be used and no structure shall be located, relocated, constructed, reconstructed, enlarged or structurally altered except in full compliance with the terms and provisions of this article and any other applicable ordinances and regulations which apply to uses within the jurisdiction of this article.
- C. Overlay concept.

- (3) Prior to any proposed alteration or relocation of any stream, watercourse, etc., within the Borough of Tarentum, a permit shall be obtained from the Department of Environmental Protection, Dams and Waterways Management Bureau. Further, notification of the proposal by the Borough shall be given to all affected adjacent municipalities. Copies of such notifications shall be forwarded to both the Federal Insurance Administration and the Department of Community Affairs.

H. Administration.

- (1) A zoning permit shall be required for all construction and development which includes but is not limited to paving, filling, grading, excavation, mining, dredging or drilling operations, etc.
- (2) These provisions are to be read in conjunction with those of Ordinance No. 95-7 (Chapter 95, Building Construction, Article 111, Floodplain Management).

§ 265-408 P-1 PUBLIC DISTRICT

- A. Purpose: The purpose of the P-1 Public District is to provide areas for active and passive recreational activities and facilities as determined appropriate by Borough Council.
- B. Permitted Uses:
 - (1) Permitted Principal Uses:
 - a) Appropriate recreational uses as determined by the Borough Council, and in accordance with the current Park and Recreation Commission rules and guidelines.
 - b) Facilities designed and constructed to promote access to and utilization of riverfront property including, but not limited to, boat launch ramps, outlooks and fishing docks.
 - (2) Permitted Accessory Uses: Accessory uses and structures customarily appurtenant to a permitted use.
- C. Basic Dimensional Standards: Dimensional standards shall be determined based on the characteristics of the use proposed and the physical attributes of the land being developed.

§265-409 RC, ROADWAY COMMERCIAL DISTRICT

- A. Purpose. The RC District is designed to encourage innovative commercial development along the Borough's Route 28 corridor while retaining the essential characteristics of the region and protecting the Borough's natural features.
- B. Permitted Uses. The following uses shall be authorized as permitted uses within the RC District:

- (1) All permitted and conditional uses in the R-1 Single Family District
- (2) Administrative and Professional Offices
- (3) Banquet Hall
- (4) Entertainment Recreation Facilities, Indoor
- (5) Personal Care Home
- (6) School, Private
- (7) Group Residential Facility
- (8) Hospital or Clinic
- (9) Transitional Residential Facility
- (10) Animal Hospital/Clinic
- (11) Warehouse
- (12) Billboards

C. Basic Dimensional Standards. The following shall apply to all uses authorized:

- (1) Minimum Front Yard: 75 Feet
- (2) Minimum Side Yard: 60 Feet
- (3) Minimum Rear Yard: 75 Feet
- (4) Maximum Lot Coverage: 40 Percent
- (5) Maximum Impervious Surface Coverage: 60 Percent
- (6) Minimum Lot Area: 40,000 square feet
- (7) Minimum Lot Width: 150 feet

D. Dimensional Standards for authorized conditional uses.

- (1) Minimum Front Yard: 75 Feet
- (2) Minimum Side Yard: 75 Feet
- (3) Minimum Rear Yard: 75 Feet
- (4) All yards shall increase by five feet for every thousand square feet of gross floor area beyond five thousand square feet of total gross floor area of buildings on the lot.
- (5) Maximum Lot Coverage: 35 Percent
- (6) Maximum Impervious Surface Coverage: 50 Percent
- (7) Minimum Lot Area: 80,000 square feet
- (8) Minimum Lot Width: 50 feet

(9) Maximum Building Height: 45 feet or three stories, whichever is less.

E. Billboards are authorized permitted uses in the RC District, either as a principle or accessory use, subject to Pennsylvania Department of Transportation (PennDOT) regulations where such billboard is proposed on land abutting a Commonwealth owned and maintained right-of-way and the following standards:

- (1) Billboards may not exceed forty-two feet (42') in width and fourteen feet (14') in height.
- (2) Billboards may not be illuminated after 1 a.m. and before 6 a.m.
- (3) Billboards may not be placed closer than five hundred feet (500') from any point on another billboard.
- (4) An annual billboard permit fee shall be paid to the Borough, upon inspection, at a rate set by Council by resolution, as may be amended from time to time.

- (2) Where new structures are proposed, building elevations showing building façade treatments.
- (3) The following shall be submitted as an impact study.
 - (a) Information concerning the average number of daily vehicle trips estimated to be generated by such use, with peak-hour vehicle trip ends identified.
 - (b) Information concerning the estimated amount of tax revenue to be generated by such a use, broken down by revenue to be paid to the Borough, Allegheny County, and the Highlands School District.
 - (c) Information concerning the estimated cost of public services to be provided to such use, broken down by cost to be borne Borough, Allegheny County, and the Highlands School District, including police, transportation, and other public services.
 - (d) Applicants shall submit a narrative detailing the proposed use including gross floor area, number of employees, operating hours, and a general synopsis of business or use activities and operating policies, including information sufficient to demonstrate compliance with State licenses as may be required.
- (4) Required fee per the Borough's adopted fee schedule.
- (5) The applicant shall indicate in writing whether or not the applicant is willing to accept the decision of a hearing officer if the Borough Council, by majority vote, accepts the decision and findings of a hearing officer in lieu of its own decision and findings, as authorized in Section 913.2 of the Pennsylvania Municipalities Planning Code, as amended.

§ 265-502 SPECIFIC CONDITIONAL USE STANDARDS

A. Automotive Sales And Leasing

- (1) The impervious area utilized for the retail display of vehicles shall not exceed twice that of the gross floor area of the principal structure.
- (2) A full parking plan shall be submitted delineating areas reserved for employee and customer parking versus those to be utilized for retail display of vehicles.
- (3) Display of vehicles shall be within parking spaces that are striped and landscaped in accordance with those standards otherwise applied to parking lots throughout this Chapter.
- (4) In lieu of screening requirements, the applicant may install one additional ornamental tree for every thirty feet of screening omitted in order to permit visibility of the retail display of vehicles on the lot. Said trees shall be installed within the landscaping area from which the required screening was omitted.

B. Billboards. Billboards are authorized as a conditional use as follows in the C-3 Heavy commercial district on otherwise vacant parcels of land.

- (1) The billboard shall be limited to 200 square feet.
- (2) The billboard shall be set back a minimum of 500 feet from the property line of any lot bearing an existing single family dwelling.
- (3) The billboard shall be setback at least 100 feet from any side or rear property line not withstanding stricter provisions regarding residentially zoned properties.
- (4) The billboard shall be set back at least 20 feet from any street and shall be located within 125 feet of the right of way of Route 28 and oriented to Route 28.
- (5) Manual changeable copy signs and electronic message centers as defined in Article VIII are not permitted in association with a billboard.
- (6) No flashing or colored lighting are permitted in association with any billboard.

C. Drive Through Facilities and Car Washes

- (1) A minimum of 100 feet as a stacking lane shall be provided with an additional twenty feet of stacking required for each bay or station beyond one. The lane(s) shall be at least ten feet in width.
- (2) Drive through facilities shall be situated on parcels bearing a lot size of 20,000 square feet or greater.
- (3) All drive through lanes shall abide by the same setbacks imposed on principal building structures as applied to the lot on which the facility is constructed.

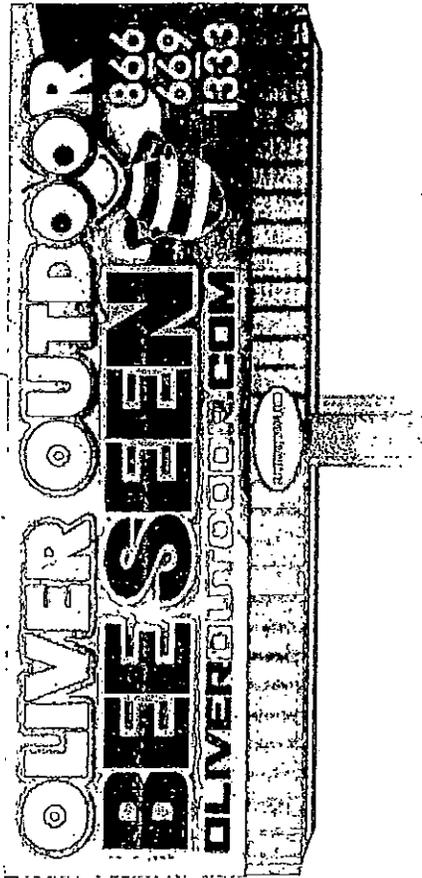
D. Animal Hospital or Clinic, Commercial Kennel

- (1) Exterior runs shall be enclosed by a secured opaque fence of six feet in height which shall be setback the same distance as required for principal building, as applied to the lot on which the establishment operates. Use of the runs shall not occur before 8 am and after 9 pm.

E. Hospitals and Transitional Residential Facilities

- (1) Notwithstanding stricter standards otherwise applied by this Chapter, the principal building housing the establishment or facility shall be set back 300 feet from a preexisting dwelling unit, day care or adult day care center, nursery school, or local public use, church, or other hospital. The same requirement shall apply to heliports accessory to the facility. The establishment shall be situated on a lot with a lot area of one acre or greater.

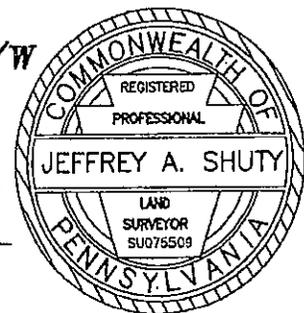
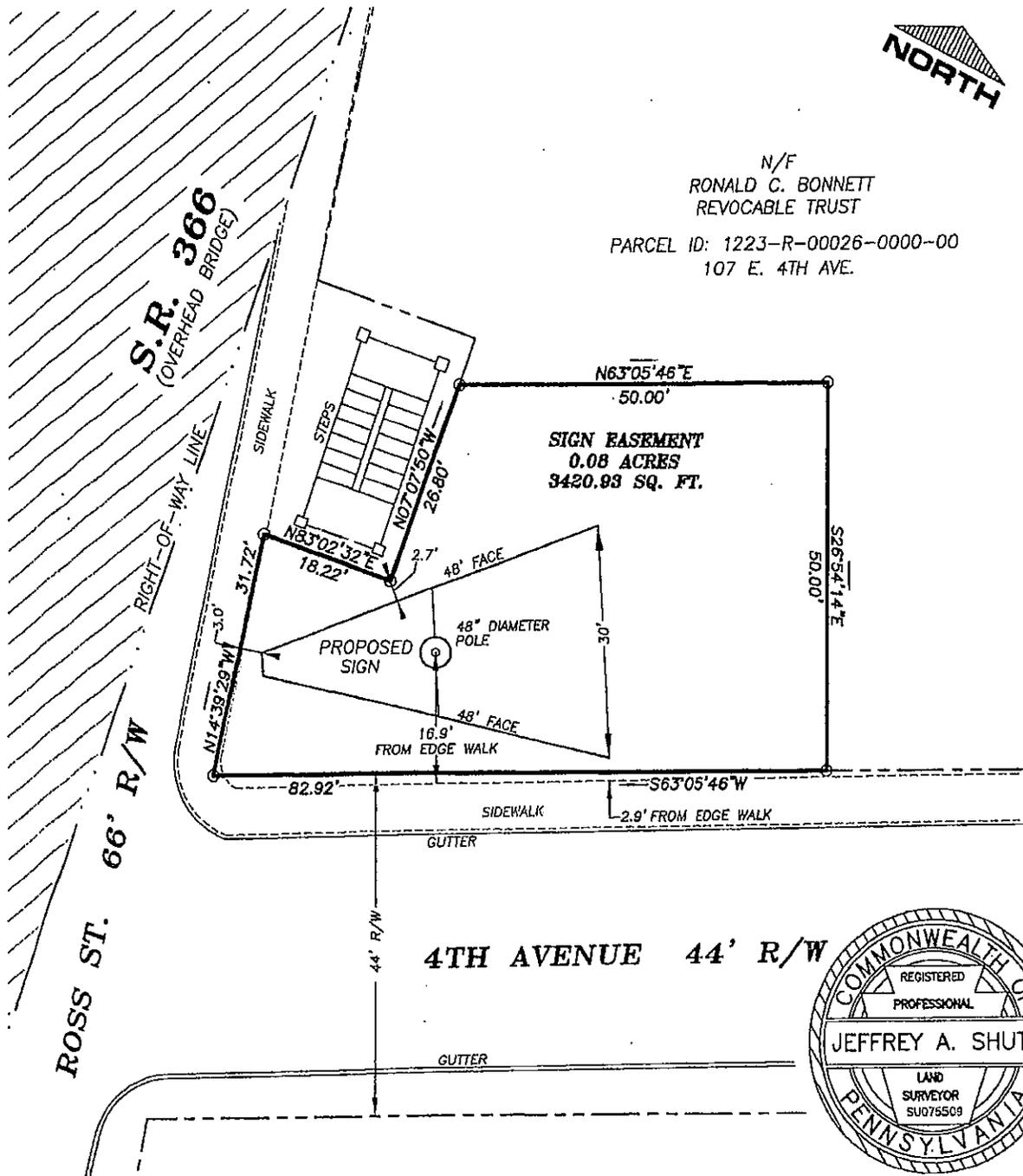
F. Service Station



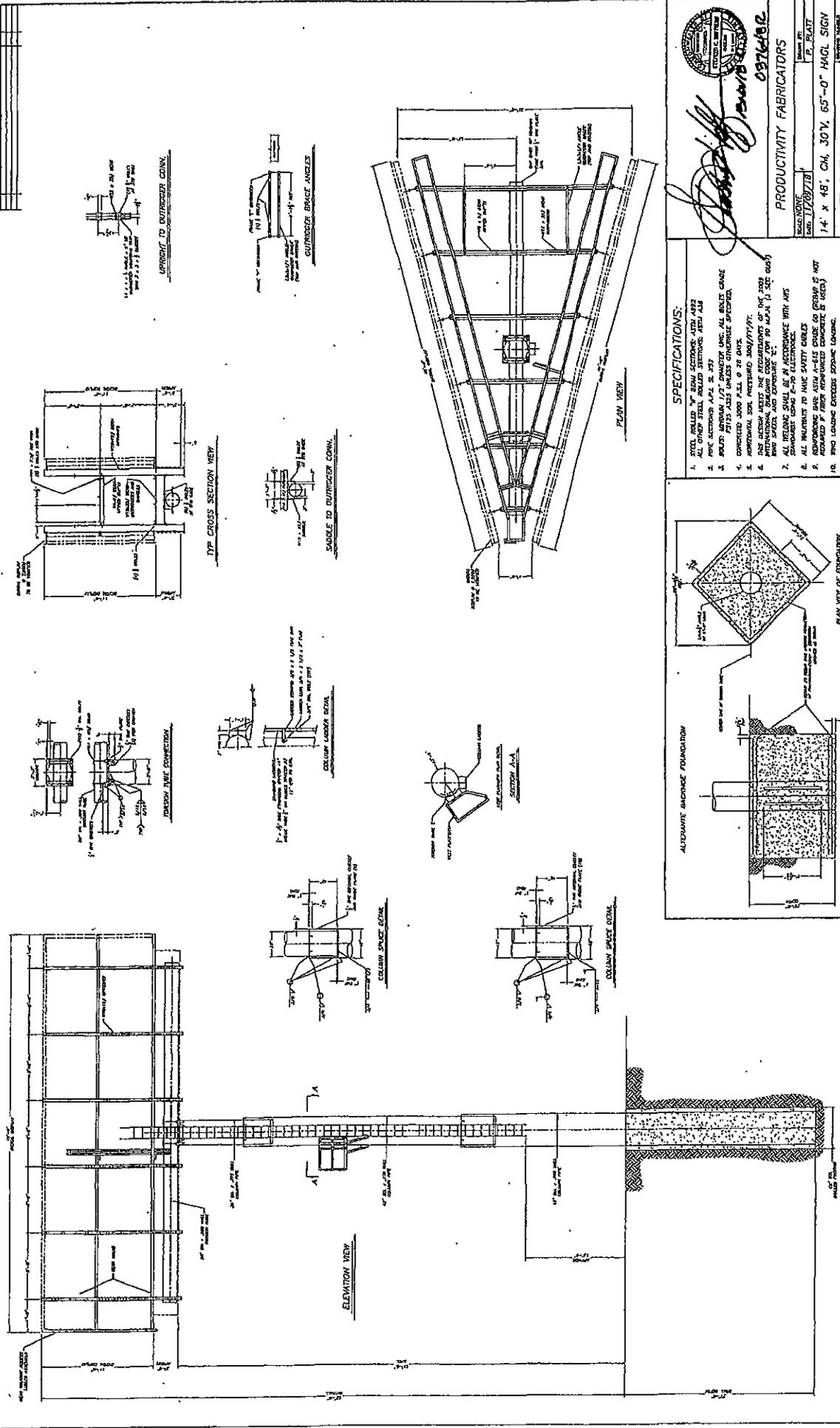


N/F
RONALD C. BONNETT
REVOCABLE TRUST

PARCEL ID: 1223-R-00026-0000-00
107 E. 4TH AVE.



NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724) 530-6889	Date: NOV. 7, 2018	EXHIBIT "A"
	NOV. 9, 2018	
	JAN. 3, 2019	Situate in
	Scale: 1" = 20'	BOROUGH OF TARENTUM ALLEGHENY COUNTY, PA
Job No. 3087	Prepared For	AMERICA FIRST ENT.

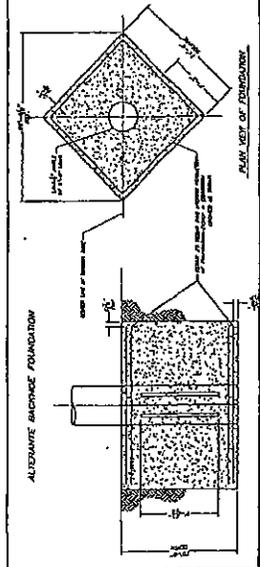


PRODUCTIVITY FABRICATORS

14' x 48', CH, 30'Y, 65'-0" HGL. SIGN
 1/2" PLAT

OLIVER OUTDOOR

- SPECIFICATIONS:**
1. ALL WELDS TO BE FULL PENETRATION BUTT JOINTS.
 2. WELDS TO BE MADE IN ACCORDANCE WITH AISC ALL WELDED TUBULAR STRUCTURES, 4TH EDITION.
 3. WELDS TO BE MADE IN ACCORDANCE WITH AISC WELDED TUBULAR STRUCTURES, 4TH EDITION.
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 10. WELDS TO BE MADE IN ACCORDANCE WITH AISC WELDED TUBULAR STRUCTURES, 4TH EDITION.
 11. WELDS TO BE MADE IN ACCORDANCE WITH AISC WELDED TUBULAR STRUCTURES, 4TH EDITION.





January 7, 2019

A baby girl is born at Bayhealth Hospital and everyone in town gets a picture. Dover High School beats Caesar Rodney High School in basketball; the score is on the street before it's on television that night. An alert is broadcast to drivers that a severe thunderstorm is coming towards Kent County. These notifications and updates are available at any time of the day; every day on a digital billboard.
DIGITAL BILLBOARDS ARE A COMMUNITY RESOURCE!

Unlike static boards that display a static image lacking creativity and immediacy, digital billboards offer the ability to communicate messages in a non-obtrusive manner. Due to the multiple-exposure opportunities, digital outdoor advertising offers local advertisers a cost-effective advertising medium that static billboards, newspapers, internet, and radio cannot compete. Public service is another feature that is unmatched by other forms of communications. That severe thunder storm warning will be programed to appear on the digital billboard as well as FBI notifications, Amber Alerts, Community Events etc. all in real time.

As the industry leader in Digital Outdoor Advertising, Watchfire Signs are built in Danville Il; utilizing the finest LED's, the latest scheduling software, attractive displays, FCC complaint, and the highest level of service and support to our customers. What does this mean to the communities where are signs operate? The digital signs will look attractive; without color mismatches and modules being dark. If there are any operational issues with our signs the service department is quickly made aware and the problems are corrected using local service providers.

Lighting concerns can be a potential issue; Watchfire Digital Signs are factory set to not exceed 7,500 NITS during daytime operation and 300 NITS during nighttime operation. As an example, todays digital TV's are 1000 to 2000 NITS. These settings are compliant with standards as established by the Outdoor Advertising Association of America (OAAA). Both day-and-night maximum brightness is capped via software and cannot be brightened. All Watchfire digital billboards automatically adjust their brightness as ambient light levels change. A 100-step photocell automatically and immediately adjusts the signs light levels during storms and at dusk. At night, the LED operates at approximately 4% of the entire daytime maximum brightness. The night time percentage varies based on ambient light conditions.

Static billboards utilizing standard lighting vs. LED's cannot reduce the brightness at night. They also require labor to change the copy out on a monthly basis which can lead to traffic obstructions. They also only offer one advertising display per face; which makes them more expensive for local advertisers. There are no such issues with digital billboards.

Please review the link below for additional information related to Watchfire Digital Outdoor.

<https://www.watchfiresigns.com/led-basics/led-signs-zoning-statutes/>

Please feel free to contact me with any questions or comments.

John Montague
Territory Manager, Mid-Atlantic
Watchfire Digital Outdoor

February 6, 2019

Background on Optical Measurements and Calculations

Watchfire Signs has manufactured outdoor electric signs since 1932 and led signs since 1996. We have more than 50,000 led signs in operation worldwide.

Incandescent signs were commonly measured using illuminance measurements, partly because the light bulb is ideally a point source of light, illuminating equally in all directions, and illuminance meters are commonly available and inexpensive. Foot-candle measurements are made at a defined distance from the sign and the magnitude depends on the physical size of the sign.

LED signs are highly directional however, which is an advantage in an urban setting since the light can be directed more precisely to the intended audience. Luminance measurements have been used to specify LED signs by the industry. The candela per square meter (NITs) unit allows a specification that does not depend on size or viewing distance.

The study done on the sign adjacent to a residential area used actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations are then scaled up to the size of the sign and the distance corrections are made using the inverse square law.

Watchfire adopted brightness standards set forth by both the ISA (International sign Association) and OAAA (Outdoor Advertising Association of America). The standards used are based on the studies of Dr. Lewin and the IESNA (Illuminating Engineering Society of North America).

Below is a list of some of the measurement equipment used by Watchfire engineers.

Equipment used by Watchfire engineers to make lighting measurements:

Foot-candles/Lux - Minolta Illuminance Meter T-10

NITs/candela/sq. m – Minolta Luminance Meter LS-100

Sign Calibration – Minolta CS-1000 Spectra radiometer

SIGN LIGHTING STUDY

Sign Details

Size: 12' x 24' Digital Billboards

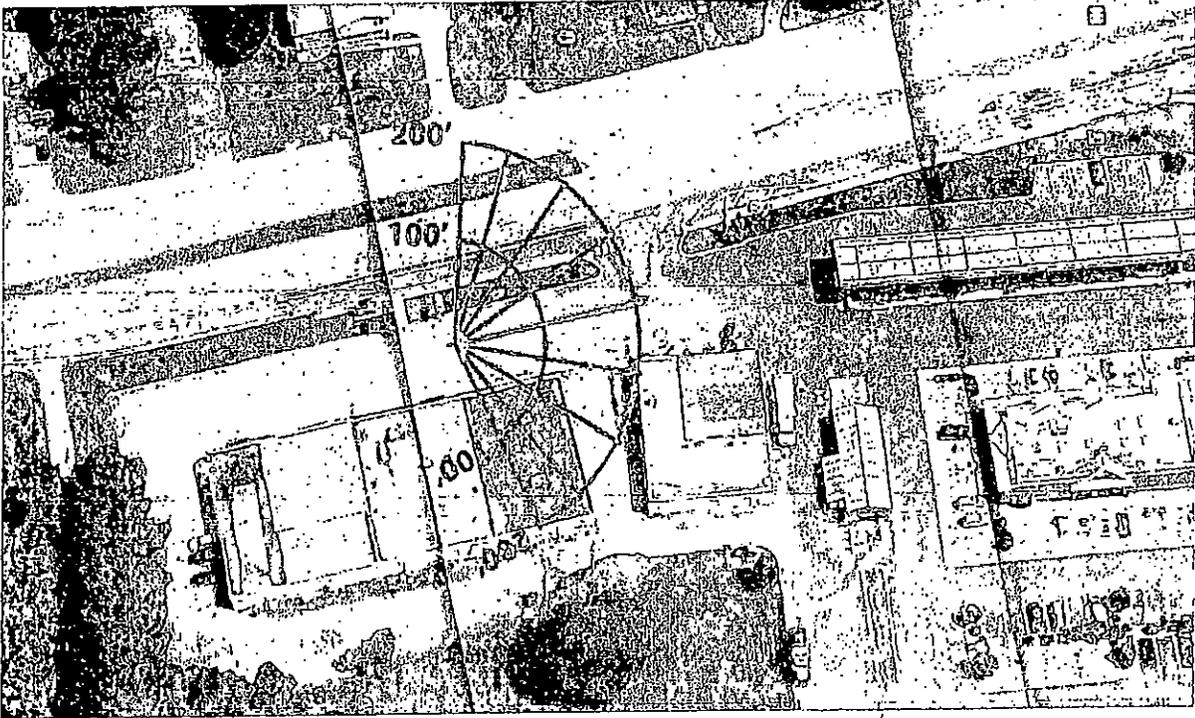
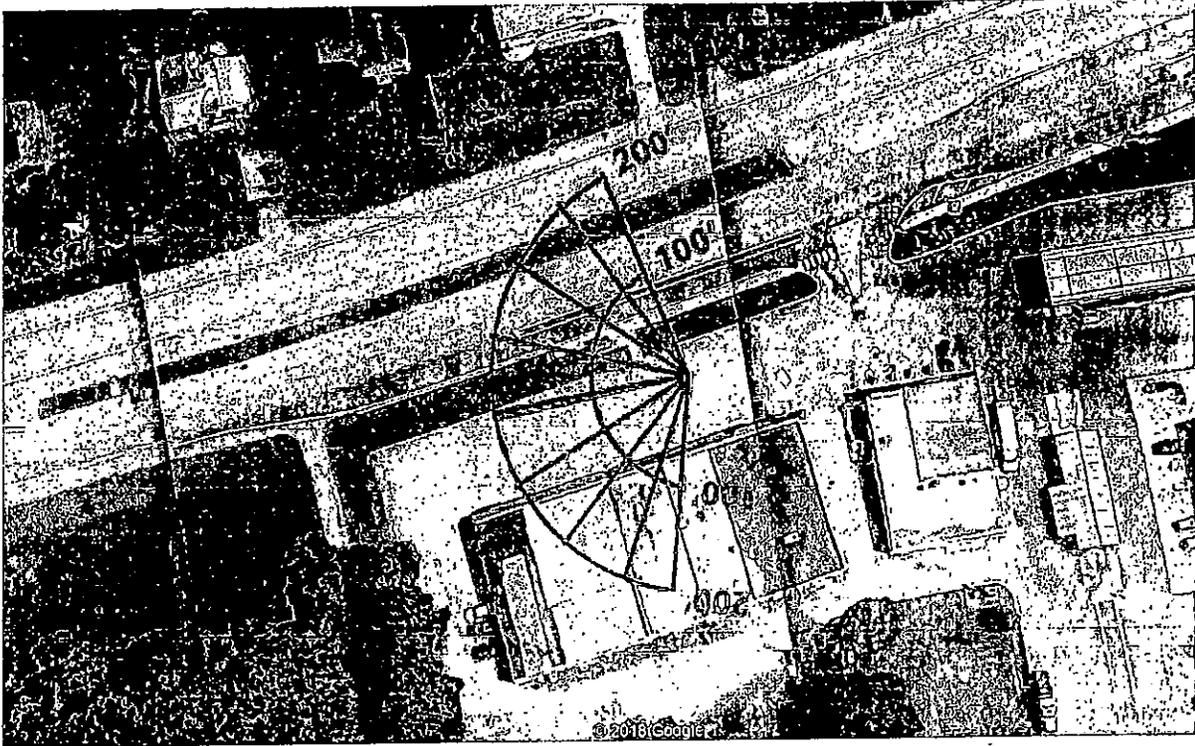
Location: 6 East Lebanon Rd, Dover

Light measurements are completed in foot-candles. A foot-candle is the amount of light produced by a single candle when measured from 1 foot away. For reference, a 100-watt light bulb produces 137 foot-candles at 1 foot away, .0548 foot-candles at 50 feet and .0137 foot-candles at 100 feet.

The table represents the total increase in ambient light produced by the sign under normal or typical operation at night. The ambient light increases will be less than shown in the chart since they fail to consider any objects blocking the line of site to the sign. Obstructions such as trees would further reduce real world overall ambient light increases. In addition to obstructions any existing light within the viewing cone will further diminish any light increase.

	0 degrés	20 degrés	40 degrés	60 degrés	75 degrés
100'	0.2821	0.2328	0.1572	0.0711	0.0141
200'	0.0705	0.0582	0.0393	0.0178	0.0035
300'	0.0313	0.0259	0.0175	0.0079	0.0016
400'	0.0176	0.0145	0.0098	0.0044	0.0009
500'	0.0113	0.0093	0.0063	0.0028	0.0006

Light values in foot-candles at night under typical operation



Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital led displays. Ambient light levels are more heavily impacted by street, building, and landscape lights than the increases produced by a digital billboard.

Ray Digby

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ray.digby@watchfiresigns.com