



# BOROUGH OF TARENTUM

OFFICE OF BUILDING AND ZONING  
318 E. SECOND AVENUE  
TARENTUM, PENNSYLVANIA 15084  
724.224.1818

## ZONING HEARING BOARD APPEAL/APPLICATION

FOR INTERNAL USE ONLY		
File Date:	Hearing Date:	ZHB #:

PLEASE ATTACH THE FOLLOWING:	
<input type="checkbox"/>	Plot of Property in question showing relevant information.
<input type="checkbox"/>	Copy of action being appealed, if any.
<input checked="" type="checkbox"/>	Statement of argument or justification for request. See below, plus attachment A.
<input 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:	
Property Owner: Lori J. Swartz, Darcy L. Carson, and Curtis E. Hubert	
Property Address: 209 Lock Street, Tarentum 15084	Parcel ID.: 1223-S-00030-0000-00 1223-S-00028-0000-00
Applicant Name: Bridges & Company, Inc.	
Applicant Address: 209 Pine Creek Road, Wexford, PA 15090 (No P.O. Box Allowed)	
Applicant Phone #: 412 837-1381 attorney - David Montgomery 412-225-5311	Email: davidmontgomeryjd@gmail.com pmarquart@bridgespbt.com
Proposed Construction, if any: Applicant proposes to enlarge a garage door on Plum Alley. No new structures proposed. No demolition proposed.	



# 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 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.	

**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.**

Pursuant to Section 265-402.D.(3) and 265-502, the Applicant seeks Conditional Use approval for an Industrial Use (for the internal storage of construction vehicles and equipment). The use satisfies 502.G.(1) (loading spaces provided on-site) (2) no existing retail storefronts (3) noise or fumes shall not be discernible from outside of principle building(4) no storage of materials shall occur outside of building.

The proposed use also complies with the General Standards set forth at Section 265-501.B.

### APPLICATION CERTIFICATION

I hereby certify that I am:

<input checked="" type="checkbox"/>	Equitable owner with sales agreement 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.

  
Signature  
on behalf of Bridges, & Company, Inc.

December \_\_, 2021  
Date

**APPLICATION NARRATIVE FOR  
COMMERCIAL USE APPROVAL for 209 LOCK STREET**

**Subject Property:** 209 Lock Street, Tarentum, 15084

**Parcel ID:** 1223-S-00030-0000-00

1223-S-00030-0000-00

**Zoning District:** Commercial Center CC

**Total Floor Area:** 10,000 sf.

**Average no. employees:** 2

The Applicant, Bridges & Company, Inc., is a construction company located at 209 Pine Creek Road, Wexford PA. Bridges specializes in interior renovations of commercial retail chain stores. The Subject Property is the former Tarena Roller Rink and is currently vacant. The Property is bound by Lock Street (to the east), Second Street (to the south) and Plum Alley (to the west).

The Applicant seeks Conditional Use Approval to use the property for the internal storage of its construction truck and tools and as an accessory administrative office. The proposed hours of operation are variable, depending upon the job(s) undertaken by Bridges but would generally be from 6am to 8pm, with occasional weekend work. Bridges anticipates that the site will generate approximately 2-4 truck trips per day.

No hazardous materials will be stored on site. The use will not produce any significant noise or fumes discernible from the street.

The Subject Property is expected to generate approximately \$3200 per year in property taxes. The use will not place any burden on the school district. The use will place a de minimis burden on municipal services, comparable to other small business in the Commercial Center District.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul A. Montgomery". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Counsel for Applicant

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