



BOROUGH OF DORMONT

1444 Hillsdale Ave.
Pittsburgh, PA, 15216-2019
TEL:(412)561-8900
FAX: (412) 561-7805
www.boro.dormont.pa.us

BOROUGH MANAGER
BENJAMIN ESTELL

MAYOR
PHILROSS

SOLICITOR
CAFARDI FERGUSON WYRICK WEIS +
SOTLER LLC

MEMBERS OF COUNCIL
JOHN MAGGIO, PRESIDENT
DREW LEHMAN, VICE PRESIDENT
KATE ABEL
JEFF FABUS
JOAN HODSON
ROBERT PALMIERI
DANIELE VENTRESCA

Regular Meeting
January 17, 2017
7:00 PM

- I. Call to Order**
- II. Roll Call**
- III. Declaration of Quorum**
- IV. Approval of Minutes**
 - A. Minutes Dec 20, 2017 7:00 PM**
- V. Old Business**
 - 1. Meeting Policy
- VI. Agenda Items**
 - A. Subdivision Request**
 - 1. Vespaziani Subdivision Application(Requested by Seth Davis, Planning Commission)
 - B. Adopt a Complete Streets Policy**
 - i. Recommendations - From Comprehensive Plan
 - ii. Commission Discussion
 - C. Redesign West Liberty Avenue**
 - i. Recommendations - From Comprehensive Plan
 - ii. Commission Discussion
 - D. Add Bike Lanes to Broadway Avenue**

- i. Recommendations from Comprehensive Plan
- ii. Commission Discussion

E. Consider Changes in Direction on Residential Streets

- i. Recommendations from Comprehensive Plan
- ii. Commission Discussion

F. Improve Station and Station Areas

- i. Recommendations from Comprehensive Plan
- ii. Commission Discussion

G. Parking

- i. Recommendations from Comprehensive Plan
- ii. Commission Discussion

VII. Misc Discussion/Questions from Commission Members

VIII. Public Comments/Questions

IX. Adjournment



MEMORANDUM

Date: January 17, 2017

To: Planning Commission

From: Seth Davis,

Subject: Vespaziani Subdivision Application

ALL SIGNATURES MUST BE IN PERMANENT BLUE INK

We, Brian and Stacey Vespaiziani, owners of a portion of the land shown on the Vespaiziani Plan of Lots, hereby adopt this plan, as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Borough of Dormont. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this ____ day of ____ 20__

Notary Public _____ Brian Vespaiziani

Notary Public _____ Stacey Vespaiziani

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Brian and Stacey Vespaiziani, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this ____ day of ____ 20__

OFFICIAL SEAL (STAMP MAY BE IN BLACK INK)



We hereby certify that the title to a portion of the property contained in the Vespaiziani Plan of Lots is in the names of Brian and Stacey Vespaiziani and is recorded in Deed Book Volume 14165, Page 424.

Notary Public _____ Brian Vespaiziani

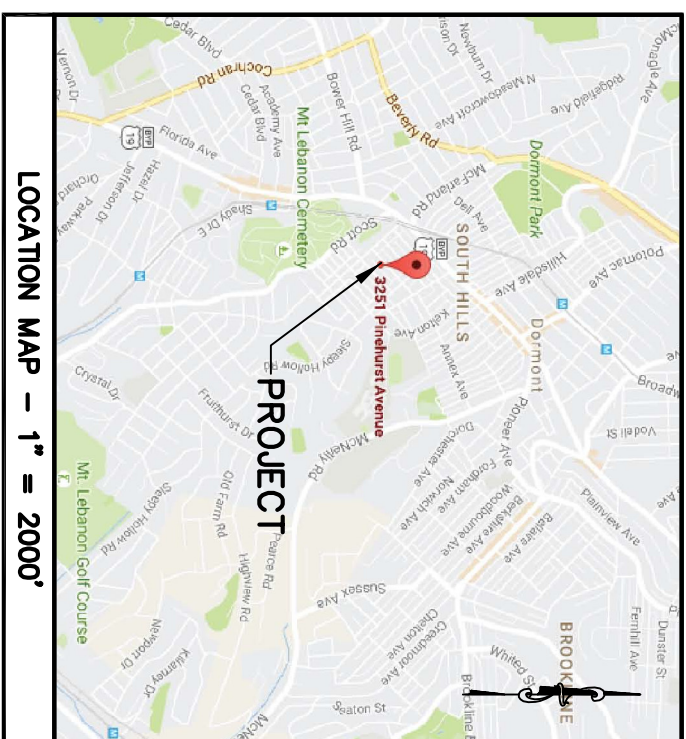
Notary Public _____ Stacey Vespaiziani

RBS Citizens, N.A., mortgagee #1 of a portion of the property contained in the Vespaiziani Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness _____ Name, Title, and Mortgagee

Washington County Council on Economic Development, mortgagee #2 of a portion of the property contained in the Vespaiziani Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness _____ Name, Title, and Mortgagee



I, Naomi L. Mock, owner of a portion of the land shown on the Vespaiziani Plan of Lots, hereby adopt this plan, as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Borough of Dormont. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

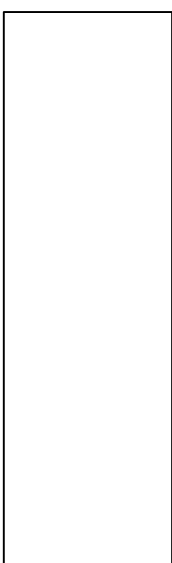
IN WITNESS OF WHICH, to this I set my hand and seal this ____ day of ____ 20__

Notary Public _____ Naomi L. Mock

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Naomi L. Mock, and acknowledged the foregoing adoption and dedication to be her act.

Witness my hand and notarial seal this ____ day of ____ 20__

OFFICIAL SEAL (STAMP MAY BE IN BLACK INK)



I hereby certify that the title to the property contained in the Vespaiziani Plan of Lots is in the name of Naomi L. Mock and is recorded in Deed Book Volume 3165, Page 546. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Notary Public _____ Naomi L. Mock

I certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

Date _____ Steve A. Ladis, Registration Number SU-511-A

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Borough of Dormont, except as departures have been authorized by the appropriate officials of the municipality.

Date _____ Municipal Engineer Registration Number

Reviewed by the Planning Commission of the Borough of Dormont, this ____ day of ____ 20__

Secretary _____ Chairperson

Approved by the Borough Council of the Borough of Dormont, by resolution, this ____ day of ____ 20__

Secretary _____ President

Reviewed by the Allegheny County Department of Economic Development on this ____ day of ____ 20__

Director _____

Recorded in the Office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____

Given under my hand and seal this ____ day of ____ 20__

Manager _____

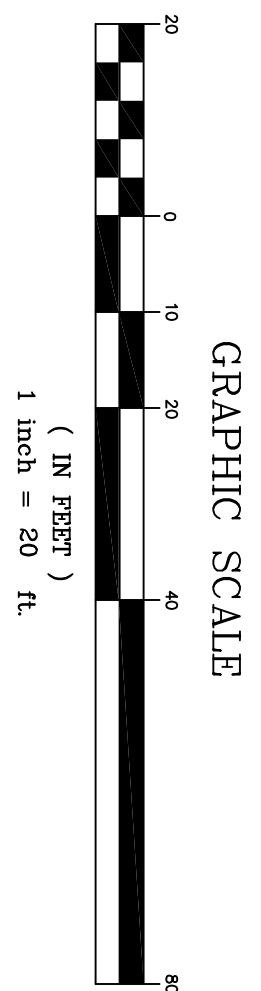
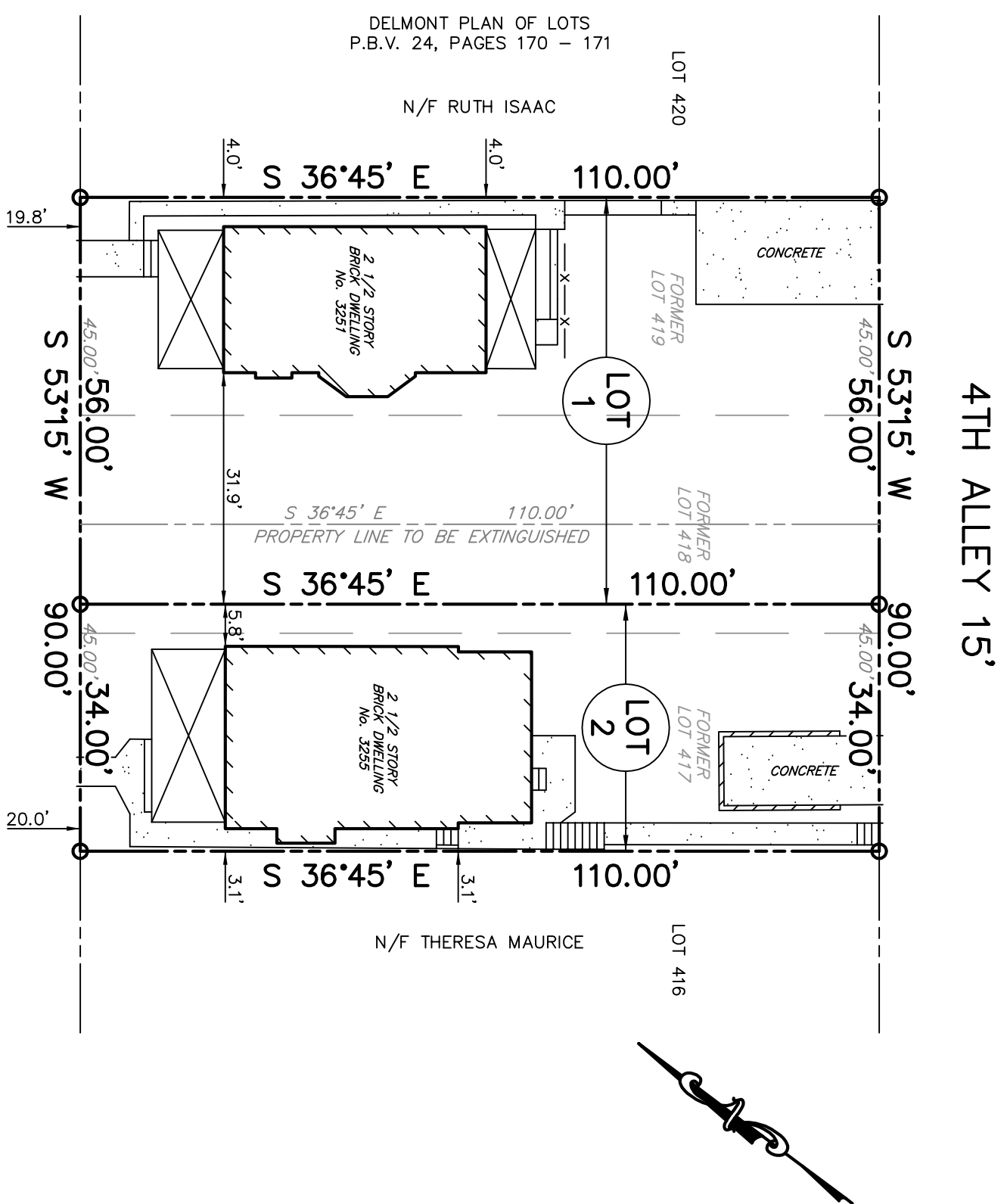
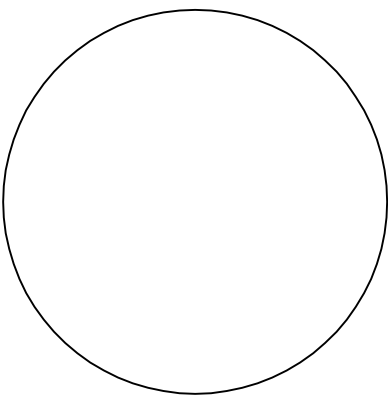
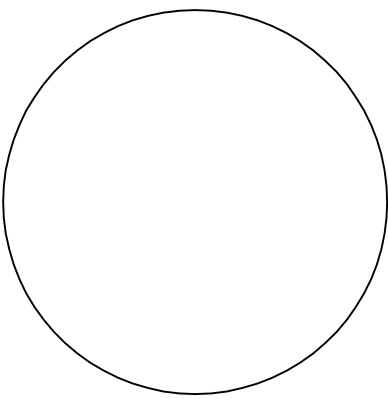
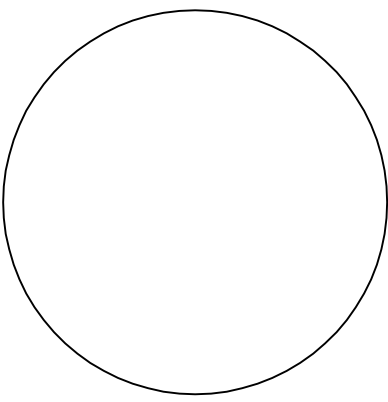
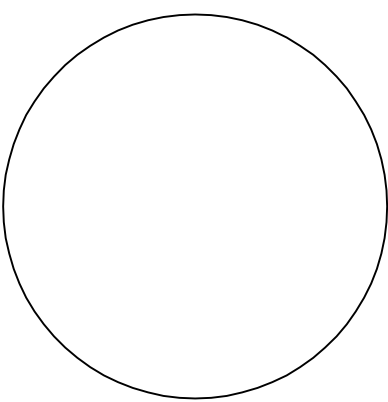
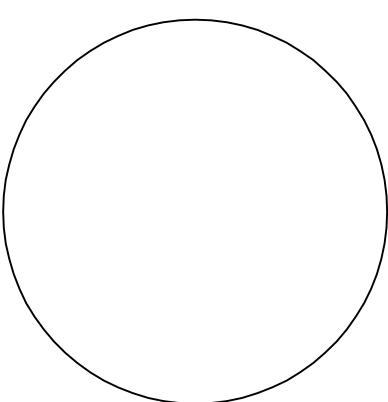
MUNICIPAL ENGINEER

PLANNING COMMISSION OF DORMONT BOROUGH

DORMONT BOROUGH

ALLEGHENY COUNTY DEPT. OF ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY DEPT. OF REAL ESTATE



PROPERTY OWNERS	TAX PARCEL NUMBERS	EXISTING AREAS	PROPOSED AREAS
BRIAN & STACEY VESPAIZIANI 3251 PINEHURST AVENUE PITTSBURGH, PA 15216	BLOCK 98-L, LOT 262	98-L-262 98-L-264 TOTAL PLAN AREA 9,900.0 SF: 0.2272 AC	LOT 1 6,160.0 SF: 0.1414 AC LOT 2 3,740.0 SF: 0.0858 AC AREA TO BE TRANSFERRED 1,210.0 SF: 0.0278 AC TOTAL PLAN AREA 9,900.0 SF: 0.2272 AC
CARL G. (DECEASED) & NAOMI L. MOCK 3255 PINEHURST AVENUE PITTSBURGH, PA 15216	BLOCK 98-L, LOT 264		

VESPAIZIANI PLAN OF LOTS

BEING A RESUBDIVISION OF LOTS 417, 418 & 419 IN THE DELMONT PLAN OF LOTS AS RECORDED IN P.B.V. 24, PAGES 170 - 171

REVISIONS	PLAN MADE FOR	DATE	DRAWING NO.
	NANCY JEAN MORRISON		
	DORMONT BOROUGH ALLEGHENY COUNTY, PA		
	LADIS ENGINEERING & SURVEYING, INC. 3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216	NOVEMBER 7, 2016	25024-C-SD



BOROUGH OF DORMONT

PLANNING COMMISSION APPLICATION

Date: 12-12-16

Name of Applicant: BRIAN VESPAZIANI

Address of affected property: 3251-3255 PINEHURST AVE.

Owner address: 3251 PINEHURST AVE., PGH., PA 15216

Please describe the property affected:

Zoning Classification: R-1 Lot Size: 45'x110' (AVG.)

Present Use: SINGLE FAMILY RESIDENTIAL

Proposed Use or alterations: SAME

Applicant requests the Planning Commission review the following:

- Preliminary Land Development
- Final Land Development
- Site Plan Amendment - Date of final approval: _____
- Subdivision Request
- Conditional Use Review
- Parking Exemption

If this application is for preliminary approval, does the applicant wish to have a pre-application conference with the Planning Commission to discuss the applicable regulations governing subdivision and/or development of the property and the feasibility and timing of the application? N/A

Applicant Signature: X [Signature] Date: 12/15/16

===== For Office Use Only =====

- Date of Preliminary Conference (if requested)
- Date of Preliminary Hearing - Recommendation: _____
- Date Applicant Notified of Conditions Imposed by Commission

Attachment: Subdivision Application 3251 - 3255 Pinehurst (1228 : Vespaiziani Subdivision Application)

Property Lot Calculations

Address: 3255 Pinehurst

Date: 1/9/2017

Lot Size:

<u>34</u>	x	<u>110</u>	=	<u>3740</u>
Width		Depth		Area

<u>1683</u>	-	<u>4590</u>
% of Lot Coverage		

List Existing Coverage:

<u>house</u>	<u>25</u>	x	<u>31</u>	=	<u>775</u>
<u>house(back)</u>	<u>23</u>	x	<u>10</u>	=	<u>230</u>
<u>walkway front right</u>	<u>15</u>	x	<u>3</u>	=	<u>45</u>
<u>front walk</u>	<u>4</u>	x	<u>6</u>	=	<u>24</u>
<u>porch</u>	<u>24</u>	x	<u>10</u>	=	<u>240</u>
<u>side walk</u>	<u>3</u>	x	<u>100</u>	=	<u>300</u>
<u>patio</u>	<u>10</u>	x	<u>6</u>	=	<u>60</u>
<u>parking pad</u>	<u>9</u>	x	<u>21</u>	=	<u>189</u>
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	

Total Existing Coverage 1863 50%

List Proposed Coverage:

		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	

Total Proposed Coverage _____ _____

List Exemptions:

<u>parking pad</u>	<u>9</u>	x	<u>21</u>	=	<u>189</u>
		x		=	
		x		=	

NOTES:

Total Lot Coverage: 1674 45%

Attachment: Subdivision Application 3251 - 3255 Pinehurst (1228 : Vespaziani Subdivision Application)

Property Lot Calculations

Address: 3251 Date: 1/9/2017

Lot Size: 56 x 110 = 6160 2772 - 45%
Width Depth Area % of Lot Coverage

List Existing Coverage:

<u>house</u>	<u>20</u>	x	<u>36</u>	=	<u>720</u>
		x		=	
<u>porch</u>	<u>19</u>	x	<u>9</u>	=	<u>171</u>
<u>front walkway</u>	<u>5</u>	x	<u>10</u>	=	<u>50</u>
<u>left walkway</u>	<u>3</u>	x	<u>2</u>	=	<u>6</u>
<u>side walkway</u>	<u>2</u>	x	<u>60</u>	=	<u>120</u>
<u>back porch</u>	<u>19</u>	x	<u>7</u>	=	<u>133</u>
<u>steps (back)</u>	<u>17</u>	x	<u>3</u>	=	<u>51</u>
<u>parking pad</u>	<u>14</u>	x	<u>25</u>	=	<u>350</u>
<u>slab near parking pad</u>	<u>2</u>	x	<u>5</u>	=	<u>10</u>
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	

Total Existing Coverage 11611 26%

List Proposed Coverage:

		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	

Total Proposed Coverage _____

List Exemptions:

<u>parking pad</u>	<u>14</u>	x	<u>25</u>	=	<u>350</u>
		x		=	
		x		=	

NOTES:

Total Lot Coverage: 1261 20%

Attachment: Subdivision Application 3251 - 3255 Pinehurst (1228 : Vespaiziani Subdivision Application)