

**BOROUGH OF JEFFERSON HILLS**  
**RESOLUTION NO. 15-2024**

**A RESOLUTION OF THE BOROUGH OF JEFFERSON HILLS, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA GRANTING CONDITIONAL USE APPROVAL TO SYDS, LLC TO OPERATE A HOUSE OF WORSHIP ON ALLEGHENY COUNTY TAX PARCEL NO. 0562-P-00035-0000-01.**

**WHEREAS**, SYDS, LLC (hereinafter referred to as “Applicant”) has submitted a request for conditional use approval related to the property located at 115 Gill Hall Road, Jefferson Hills, PA 15025 (Tax Parcel No. 0562-P-00035-0000-01) (hereinafter referred to as the “Property”) in the R-3 High Density Residential Zoning District.

**WHEREAS**, the Borough of Jefferson Hills’ Zoning Ordinance permits various uses by conditional use;

**WHEREAS**, the Applicant has submitted a request for conditional use approval to operate a House of Worship at the Property;

**WHEREAS**, Borough Staff and the Borough Professional Consultants have reviewed the Application;

**WHEREAS**, the Borough of Jefferson Hills Council is prepared to GRANT approval of Applicant’s request for conditional use approval, subject to certain conditions; and

**WHEREAS**, Council is prepared to authorize the execution of the written decision of the Borough, pursuant to Section 913.2(b)(1) of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE**, be it resolved, and it is hereby resolved by the Council of the Borough of Jefferson Hills that said request for conditional use approval is GRANTED, subject to the following conditions:

**SECTION 1: Plans.** Applicant shall submit any and all plans reasonably required by the Borough to review the project and issue all required permits.

**SECTION 2: Conditions of Conditional Use Approval.** Applicant shall comply with all Borough Ordinances and with any and all conditions of approval as documented in the written decision of the Borough, which are as follows:

- 1) **General Standards for Approval of a Conditional Use:** As set forth in Article 400, Section 4(A) (titled “General Standards”), before approving a Conditional Use application, the Borough Council shall determine that the proposed use shall comply with the following general standards, which are in addition to the specific standards and criteria for the specific use:
  - a. The use shall not endanger the public health, safety or welfare nor deteriorate the environment, as a result of being located on the property where it is proposed.
  - b. The use shall comply with all applicable requirements of governing signs, parking and loading, screening, landscaping and storage.
  - c. Ingress, egress and traffic circulation on the property shall be designed to ensure safety and access by emergency vehicles and to minimize congestion and the impact on local streets.
  - d. Outdoor lighting shall be shielded and reflected away from residential properties and public streets
  
- 2) **Express Specific Standards and Criteria for a House of Worship:** As set forth in Article 400, Section 4(B)(30), a House of Worship shall be a permitted conditional use subject to the following express minimum standards and criteria:
  - a. No storage of equipment or material shall be permitted outside the structure.
  - b. All lights shall be shielded and reflected away from adjoining properties.
  - c. Ingress, egress and internal traffic circulation shall be designed to ensure safety and access by emergency vehicles.
  
- 3) **Additional Conditions pursuant to the Borough’s Written Decision:**
  - a. **Relevant Laws.** Applicant shall be and remain in compliance with all Borough Ordinances, state and federal laws.
  - b. **Parking.** Applicant shall provide sufficient proof of parking facilities for the intended use.
  - c. **Site Lighting.** Any proposed modifications to site lighting shall be submitted to the Borough for approval. The site lighting for the property shall remain in compliance with the lighting and shielding plan approved by the Borough Council in relation to CU-2-2021. Applicant shall ensure that the lighting on the property does not

unreasonably interfere with the neighboring owner's peace and enjoyment of their property.

- d. **Noise.** The House of Worship shall be operated and maintained so as not to produce noise in excess of applicable noise standards established by the municipality.
- e. **Landscape Buffer.** Due to the parcel being embedded within a residential district, a landscape buffer is requested. Applicant shall provide a landscape buffer plan for between the houses situated on Chapel Ridge Drive.

**SECTION 3: Compliance with Applicable Law.** Applicant shall also comply with all applicable statutes, codes, or ordinances during the permitting and construction of the project.

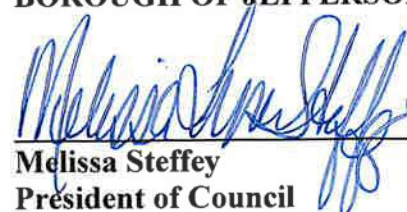
**SECTION 4: Authorization.** The Borough Council President is authorized to sign the aforementioned written decision on behalf of the Borough Council.

**SECTION 5: Expiration.** This approval shall expire one (1) year from the date of this Decision.

IN WITNESS WHEREOF, we have hereunder set our hands and seals this 12th day of August 2024.

ATTEST:

  
\_\_\_\_\_  
Michael Glister,  
Acting Borough Manager

BOROUGH OF JEFFERSON HILLS  
  
\_\_\_\_\_  
Melissa Steffey  
President of Council

August 12, 2024

***IN RE: APPLICATION OF SYDS, LLC FOR CONDITIONAL USE TO LOCATE A HOUSE OF WORSHIP IN THE R-3 HIGH DENSITY RESIDENTIAL ZONING DISTRICT***

**FINDINGS OF FACT, CONCLUSIONS, AND DECISION OF THE JEFFERSON HILLS BOROUGH COUNCIL**

**Applicant/Property Owner:**

SYDS, LLC  
304 Chelsea Drive  
Jefferson Hills, PA 15025

**Summary of Application:**

Application of SYDS, LLC for Conditional Use approval pursuant to the Borough of Jefferson Hills' Zoning Ordinance, Article 400, et seq. of the Borough's Zoning Ordinance, as amended, to use and convert the property located at 115 Gill Hall Road, Jefferson Hills, PA 15025 (Tax Parcel No. 0562-P-00035-0000-01), as a House of Worship (church) in the R-3 High Density Residential Zoning District.

**Procedural History:**

SYDS, LLC is a limited liability company with its place of business located at 304 Chelsea Drive, Jefferson Hills, PA 15025. On or around July 5, 2024, an Application for Conditional Use was filed with the Borough of Jefferson Hills by William L. Schafer, the authorized representative of SYDS, LLC, requesting a conditional use to operate a house of worship at the property located at 115 Gill Hall Road, Jefferson Hills, PA 15025. The Borough of Jefferson Hills' Planning Commission unanimously recommended the application's approval on July 23, 2024, with a correlating letter dated July 29, 2024, with one (1) condition related to sufficient parking facilities for the intended use.

The Borough Council of the Borough of Jefferson Hills, a Municipal Corporation, under the Pennsylvania Borough Code situate in Allegheny County, Pennsylvania, conducted a Public Hearing, which was duly advertised and posted, on Wednesday, August 7, 2024, at 6:30 P.M., prevailing time, in the Council Chambers of the Jefferson Hills Borough Municipal Building, located at 925 Old Clairton Road, Jefferson Hills, PA 15025, to consider the Application of SYDS, LLC, for a Conditional Use to convert and use the property located at 115 Gill Hall Road (Allegheny Tax Parcel Number: 0562-P-00035-0000-01) as a house of worship. The property is owned by SYDS, LLC.

At the Public Hearing on August 7, 2024, authorized representatives from SYDS, LLC presented and provided information regarding its conditional use application. Additionally, citizens of the Borough attended and participated in the public hearing.

On August 12, 2024, at its regularly scheduled public meeting, Borough Council, by a unanimous vote, approved the aforesaid Application and authorized its Solicitor to prepare a written decision as mandated by the Pennsylvania Municipalities Planning Code.

**FINDINGS OF FACT:**

1. SYDS, LLC is the applicant.
2. The Application was received on July 1, 2024, and was deemed incomplete until resubmission on July 5, 2024 (Exhibit "A").
3. The subject property is located at 115 Gill Hall Road (Allegheny Tax Parcel Number: 0562-P-00035-0000-01), in the R-3 High Density Residential Zoning District.
4. A House of Worship is a conditional use in the R-3 Zoning District.
5. A Conditional Use Application is subject to the Borough's Zoning Ordinances, as codified at Article 400 of the Borough's Zoning Ordinance, as amended, and, more particularly, to Article 400 Section 4, et seq., which sets forth the procedures and the "General" and "Specific" standards and criteria for constructing a House of Worship (See Section 4(A), General standards and criteria, and Section 4(B)(30), Standards for Specific Uses, House of Worship).
6. The Application was reviewed by the Borough Zoning Officer and Borough Engineer.
7. On July 23, 2024, the Borough's Planning Commission unanimously recommended approval of the Conditional Use Application to Borough Council with one condition related to the requirement of sufficient parking facilities for the intended use.
8. Prior to its public meeting on August 12, 2024, the Borough Council held a Public Hearing consistent with Public Notice requirements, in accordance with the MPC and Borough Ordinances, at which time the Board took testimony and comment from the Applicant.
9. During the Public Hearing, the Applicant provided testimony as to the nature and scope of its request. The Applicant indicated that it intends to convert the current use of the property from a gym to operate a house of worship.
10. As certified by the Application submissions and by sworn testimony, the Applicant represents that it is aware of, intends to, and is able to, maintain the proposed House of Worship in compliance with the Borough's Ordinance requirements. The foregoing

testimony, submissions, representations, and assurances were considered and weighed by the Council in reaching its Findings and Conclusions, and in rendering the Decision herein.

11. At the public hearing, one (1) resident expressed her concerns with the lighting on the property. No other residents provided comment at the public hearing. The foregoing testimony and comments were considered and weighed by the Council in reaching its Findings and Conclusions, and in rendering its Decision herein.
12. The Decision follows upon the Council's deliberations.

### **CONCLUSIONS:**

1. In reaching its findings and conclusions, and in rendering its Decisions herein, the Borough Council has taken into consideration the testimony of the witnesses and the public comments presented at the Public Hearing, the comments, recommendations, and reports of its Professional Consultants and Staff, and the legal advice of its Solicitor.
2. The Borough Council has also taken into consideration and weighed the Application, exhibits, plans, testimony, comments, and other submissions of the Applicant and of all other Parties and witnesses.
3. The Application, Application Exhibits, and other submissions, hearing testimony, hearing exhibits, and comments, reflect, support, and establish the above-recited factual findings, and the following conclusions and the Decision set forth hereinafter.
4. **General Standards for Approval of a Conditional Use:** As set forth in Article 400, Section 4(A) (titled "General Standards"), before approving a Conditional Use application, the Borough Council shall determine that the proposed use shall comply with the following general standards, which are in addition to the specific standards and criteria for the specific use:
  - a. The use shall not endanger the public health, safety or welfare nor deteriorate the environment, as a result of being located on the property where it is proposed.
  - b. The use shall comply with all applicable requirements of governing signs, parking and loading, screening, landscaping and storage.
  - c. Ingress, egress and traffic circulation on the property shall be designed to ensure safety and access by emergency vehicles and to minimize congestion and the impact on local streets.
  - d. Outdoor lighting shall be shielded and reflected away from residential properties and public streets.
5. **Express Specific Standards and Criteria for a House of Worship:** As set forth in Article 400, Section 4(B)(30), a House of Worship shall be a permitted conditional use subject to the following express minimum standards and criteria:
  - a. No storage of equipment or material shall be permitted outside the structure.
  - b. All lights shall be shielded and reflected away from adjoining properties.

- c. Ingress, egress and internal traffic circulation shall be designed to ensure safety and access by emergency vehicles.
6. Under accepted zoning law and practice, a “Conditional Use” is akin to a ‘permitted use’ albeit with express objective general and specific rules or criteria attached to it. Under the law, if an applicant is able to demonstrate compliance with the objective criteria under the Ordinance which authorizes the use, with or without reasonable ‘conditions’ designed to address specific conditions or potential concerns under the specific circumstances presented, the application should be granted unless it can be proven that the impact on the public, under the particular circumstances presented, is substantially greater than that which one might expect, anticipate, or presume would arise under the normal circumstances envisioned by the type of use that had been legislatively authorized by enactment of the authorizing Ordinance itself. *Northampton Area Sch. Dist. v. East Allen Twp. Bd. of Supervisors*, 824 A.2d 372 (Pa. Commw. Ct. 2003).
7. As the courts instruct us, the fact that a particular type of use is permitted as a Conditional Use evidences the legislative decision that such use is not adverse to the public interest per se. *Bailey v. Upper Southampton Twp.*, 690 A.2d 1324 (Pa. Commw. Ct. 1997).
8. Still, an applicant for a Conditional Use does have the initial burden of proving that the use applied for comes within one of the categories of uses permitted conditionally by the local zoning ordinance and that the standards set forth in the ordinance for such uses have been met. *In re Thompson*, 896 A.2d 659 (Pa. Commw. Ct. 2006); *Brentwood Borough v. Cooper*, 431 A.2d 1177 (Pa. Commw. Ct. 1981).
9. As such, an applicant seeking a Conditional Use must show compliance with the express standards of the zoning ordinance that relate to the specific Conditional Use. *In re Maibach, LLC*, 26 A.3d 1213 (Pa. Commw. Ct. 2011).
10. However, once the Conditional Use applicant demonstrates that the proposed use falls within and meets the criteria for the requested use, the ‘burden of proof’ shifts to those opposed to the application, and the application must be granted unless the objectors can present sufficient evidence that the use would pose a substantial threat to the community under particular the circumstances presented. *See Baily v. Upper Southampton Twp.*, 690 A.2d 1324 (Pa. Commw. Ct. 1997).
11. In other words, once a threshold showing of ordinance compliance is shown by the applicant, the burden shifts to the objectors to demonstrate with a high degree of probability that the proposed use will substantially affect the health and safety of the community. *In re Thompson*, 896 A.2d 659 (Pa. Commw. Ct. 2006).
12. In determining if the objector’s have met that heavy burden, the courts admonish us that this requires more than mere speculation of possible harm, but instead requires that factual evidentiary support be submitted which actually supports such a conclusion, in order to

rebut the applicant's showing of an entitlement to approval with or without conditions. *In re Thompson*, 896 A.2d 659 (Pa. Commw. Ct. 2006).

13. In considering approval of a Conditional Use application, the Board, as the governing body, may attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of the Municipalities Planning Code and the Zoning Ordinance. 53 P.S. § 10913.2(a). *Bailey v. Upper Southampton Twp.*, 690 A.2d 1324 (Pa. Commw. Ct. 1997). Indeed, where the attachment of conditions aimed at assuring adherence or compliance with the Ordinance will serve to adequately address circumstances or concerns raised in a particular setting, the Board may under such circumstances have a legal duty to 'approve with conditions' instead of denying an application outright.
14. Based upon the Application submissions, hearing exhibits, testimony and public comments provided, Borough Council finds and concludes that, provided that its proposed activities and operations are conducted in strict compliance with all applicable laws, regulations, Borough Ordinances, and with all conditions of this Approval as set forth hereinafter in this Decision, the Applicant has met his burden of establishing compliance with both the General Standards and the Specific Standards as set forth in the Borough's Zoning Ordinance for the conduct of a lawful House of Worship, and the Borough Council is constrained to find and conclude that any objecting parties failed to meet the heavy burden of proof imposed under law that must be met in order to overcome that presumption and thereby support a lawful denial of the Application.
15. The Application, together with the record established through the Public Hearing, support conditional approval of the Application if granted upon and subject to adherence with all the following conditions as hereinafter set forth in the following "Decision" and also incorporated in these Findings and Conclusions of Law.

**DECISION:**

***IN RE: APPLICATION OF SYDS, LLC FOR CONDITIONAL USE TO OPERATE A HOUSE OF WORSHIP IN THE R-3 ZONING DISTRICT.***

Based on the foregoing Findings of Fact and Conclusions, and pursuant to the Borough Zoning Ordinance, Article 400, Section 4, et seq., as amended, the Borough Council does hereby **APPROVE** the Application of SYDS, LLC for Conditional Use Approval for a House of Worship at 115 Gill Hall Road, Jefferson Hills, PA 15025 **subject to and conditioned upon the following:**

1. **Conditional Use Standards.** Applicant shall be in compliance with the General Standards and Specific Standards pursuant to the Zoning Ordinance as set forth above.
2. **Relevant Laws.** Applicant shall be and remain in compliance with all Borough Ordinances, state and federal laws.



3. **Parking**. Applicant shall provide sufficient proof of parking facilities for the intended use.
4. **Site Lighting**. Any proposed modifications to site lighting shall be submitted to the Borough for approval. The site lighting for the property shall remain in compliance with the lighting and shielding plan approved by the Borough Council in relation to CU-2-2021 (attached hereto as Exhibit B). Applicant shall ensure that the lighting on the property does not unreasonably interfere with the neighboring owner's peace and enjoyment of their property.
5. **Noise**. The House of Worship shall be operated and maintained so as not to produce noise in excess of applicable noise standards established by the municipality.
6. **Landscape Buffer**. Due to the parcel being embedded within a residential district, a landscape buffer is requested. Applicant shall provide a landscape buffer plan for between the houses situated on Chapel Ridge Drive.
7. **Acceptance/Refusal of Conditions**. Applicant may, within thirty (30) days of service of this Decision, notify the Borough of its refusal to accept any or all of the above Conditions of Approval, in which case, the Borough shall be deemed to have denied approval of this Application. In the event the Applicant does not, within said period, notify the Borough of its refusal to accept any/all Conditions of Approval, this Decision, and Approval, with the Conditions, shall stand as granted.

**AND NOW, to wit, on this, the within DECISION is hereby Rendered by the Borough of Jefferson Hills, upon a motion duly made, seconded, and Adopted at a public meeting, as follows:**

**ATTEST:**

  
\_\_\_\_\_  
**Michael Glister,  
Acting Borough Manager**

**BOROUGH OF JEFFERSON HILLS**

  
\_\_\_\_\_  
**Melissa Steffey  
President of Council**

A

PRESIDENT  
Melissa Steffey

VICE PRESIDENT  
Hilary Budd

PRESIDENT PRO TEMPORE  
Kevin Polick

COUNCIL MEMBERS  
David Bentz  
Joseph Lynch  
Diva Mares  
David T. Montgomery



# BOROUGH OF JEFFERSON HILLS

925 OLD CLAIRTON ROAD · JEFFERSON HILLS, PA 15025-3133  
P (412) 655-7735 · F (412) 655-3143

MAYOR  
Carrie McCaffrey

BOROUGH MANAGER

FINANCE OFFICER  
Brian Haberstock

ENGINEER  
Michael S. Glister, P.E.

SOLICITOR  
Michele McPeak Cromer

**July 29, 2024**

**To: Council of the Borough of Jefferson Hills**

**RE: Conditional Use Application CU-2-2024 – House of Worship**

**Dear Members of Council,**

This letter is to inform you that the Planning Commission unanimously recommended approval of a Conditional Use application to Borough Council at our July 23, 2024 meeting subject to the following condition:

1. The applicant provides sufficient proof of parking facilities for the intended use.

The applicant is proposing to convert the property to a house of worship at the location of 115 Gill Hall Road, Jefferson Hills, PA 15025 with lot & block number 562-P-35-1, owned by SYDS, LLC.

If you have any questions, please feel free to contact me.

Sincerely,

**BOROUGH OF JEFFERSON HILLS**

**David Montgomery  
Planning Commission Chairman**

DM/eh

cc: Mayor Carrie McCaffrey  
Michele McPeak Cromer, Borough Solicitor

**CONDITIONAL USE APPLICATION**

**BOROUGH of JEFFERSON HILLS**

Address of Property 115 GIL HAL

County Assessor's Tax Map Parcel Number 562-P-35 -1.

Acreage of Property 4.19

Present Use of Property Gym

Zoning Classification of Property R-3

Proposed Use of the Property HOUSE OF WORSHIP (church)

Name of Applicant SYOS LLC.

Address of Applicant 304 CHELSEA DRIVE J. HILL PA 15025

Telephone No. 724 344 3631 E-mail Address BILLSCHAFFER10(A)GMAIL

Name of Landowner SYOS LLC  
(If different than Applicant)

Address of Landowner SAME

Telephone No. SAME E-mail Address SAME

**NOTE:** If the applicant is not the landowner, an option agreement or other evidence of authorization to act on behalf of the landowner must be submitted with the conditional use application.

**THE PERSON WHO HAS AUTHORITY TO REPRESENT APPLICANT/OWNER WITH WHOM PRIMARY CONTACT SHOULD BE MADE ON THIS PLAN:**

Name BILL SCHAFER

Address 304 CHELSEA DRIVE

Telephone No. 724 344 3631 E-mail Address BILLSCHAFFER10(A)GMAIL.CO.

Has there been a previous application for a conditional use submitted for this property?  
 Yes  No.

If yes, give date when said previous conditional use was submitted and the results (granted or denied). 7-27-21 - Previous owner Santi Brocato

Does applicant consent to on-site observation by Borough Officials and/or appointees?  
 Yes  No

Written Statement of Compliance with Applicable Standards and Criteria of Borough Zoning Ordinance: Enclosed  Yes  No

Description of Project: would like CHANGED BACK To House of worship

PREVIOUS OWNER HAD PROPERTY SWITCHED TO GYM

**Verification**

I, WILLIAM L SCHAFER, hereby depose and say that all above statements and the statements contained in the application papers submitted are true to the best of my knowledge and belief.

[Signature]  
Signature of Applicant

July 1 2024  
Date

**BOROUGH OFFICE USE ONLY**

Date application received by Borough: 7-5-24 - Incomplete on July 1, 2024

Application Fee Paid?  Yes  No

Date application fee paid 7-1-24

Check # 1014 \$ 1500

Date escrow fee paid 7-1-24

Check # 1013 \$ 3500

Application # CL1-2-2024

Conditional Use- General Standards  
Proposal for 115 Gill Hall Rd. Jefferson Hills, PA 15025

1. The proposed facility will not endanger the public health, safety, nor will it deteriorate the environment as a result of location at 115 Gill Hall Rd. The proposed facility and its occupants will comply with all standards of sanitation and regulations imposed by the local health department. There will be no impact on the environment as the structure is already existing, nor will the facility be used for any industrial means, eliminating any possible impact on the local environment.
2. The proposed facility will comply with all applicable requirements with regard to signs, parking, and loading, screening, landscaping and storage. A borough approved updated parking lot was installed in 2023 with clearly marked parking lines, adequate for the use of the proposed facility. Three (3) accessible parking spaces are painted in the front of the building. Any necessary lawn care equipment will be kept behind the proposed facility out of sight from the road and public view locked and inaccessible to any parties other than those assigned to those tasks. Landscape will be kept neat and tidy in accordance to borough standards. Future signage will be erected in compliance with expectations set forth by the Jefferson Hills borough.
3. The ingress, egress and traffic circulation has been designed, approved and erected to create safe access for emergency vehicles as well as orderly and safe entry and exit to and from Gill Hall road. The driveway to the proposed facility is clearly marked for both entering and exiting vehicles.
4. Borough approved outdoor parking lot lighting has been erected and focused to ensure that no residences are impacted. This approved lighting has no impact on Gill Hall Road nor its travelers.

A review of any zoning related items was completed for the Conditional Use application for:

Applicant's Name: 5405 LLC  
304 Chelsea Drive  
Jefferson Hills, PA 15025

The following information was found in regard to this application.

- The applicant would like to have the use for the property changed back to a house of worship. The previous owner had the property switched to a gym.
- This property is located in an R-3 High Density Residential District.
- Table from Article 300.4.A of our zoning ordinance shows that a House of Worship is a Conditional Use in an R-3 zoning district.
- The General Standards for conditional use approval are listed in Article 400.4.A and are as follows:
  - 1) The use shall not endanger the public health, safety or welfare nor deteriorate the environment, as a result of being located on the property where it is proposed.
  - 2) The use shall comply with all applicable requirements of governing signs, parking and loading, screening, landscaping and storage.
  - 3) Ingress, egress and traffic circulation on the property shall be designed to ensure safety and access by emergency vehicles and to minimize congestion and the impact on local streets.
  - 4) Outdoor lighting, if proposed, shall be shielded and reflected away from residential properties and public streets.
- A new site plan should be provided to verify compliance with the General Standards for conditional use approval. The parking requirements for a House of Worship are as follows:

One(1) space per 200 sq. ft. of net usable floor area of the building, or one(1) space for each five(5) fixed seats, whichever is greater.

Site plan provided should include both the net usable floor area as well as the number of fixed seats for the church to be able to determine parking space compliance. Existing site plan does not provide this information.
- The specific standards required for a House of Worship are in Article 400.4.B.30 and are as follows:
  - A. No storage of equipment or material shall be permitted outside a structure.
  - B. All lights shall be shielded and reflected away from adjoining properties.
  - C. Ingress, egress and internal traffic circulation shall be designed to ensure safety and access by emergency vehicles.

- A site plan should be provided to verify compliance with these specific standards for a House of Worship .



Mark Reis, Zoning Officer, Borough of Jefferson Hills

7/19/24

Date

Private tennis and other sports courts (such as basketball, handball, and roller hockey) are permitted as an accessory use to residential dwellings in every zone wherein a residential principal use is permitted subject to the following requirements:

- 1) Courts shall not be constructed or installed on any premises unless a residential building is also located on the premises.
- 2) Courts shall only be located in the side or rear yards of a lot.
- 3) The lot on which a court is located must comply with the maximum lot coverage requirements of the zoning district.

#### **H. DRIVE-THRU FACILITIES**

All Accessory Drive-Thru Facilities shall meet the requirements outlined in the Conditional Use provisions in Section 18 – Drive Thru Facilities.

### **4. CONDITIONAL USES AND USES BY SPECIAL EXCEPTION**

The following criteria shall apply to all applicants for approval of a conditional use or use by special exception in all Zoning Districts.

#### **A. GENERAL STANDARDS**

In addition to the specific standards and criteria listed for each use below, all applications for conditional uses and uses by special exception listed in each Zoning District shall demonstrate compliance with all of the following general standards and criteria:

- 1) The use shall not endanger the public health, safety or welfare nor deteriorate the environment, as a result of being located on the property where it is proposed.
- 2) The use shall comply with all applicable requirements of governing signs, parking and loading, screening, landscaping and storage.
- 3) Ingress, egress and traffic circulation on the property shall be designed to ensure safety and access by emergency vehicles and to minimize congestion and the impact on local streets.
- 4) Outdoor lighting, if proposed, shall be shielded and reflected away from residential properties and public streets.

#### **B. STANDARDS FOR SPECIFIC USES**



- B. The maximum permitted building height for motel/hotels may be increased to seventy-five (75) feet provided that the required yards are increased by one (1) foot for every foot of building height in excess of fifty (50) feet.
- C. Ingress, egress and internal traffic circulation shall be designed to ensure safety, accommodate emergency vehicles and minimize congestion.
- D. Vehicular access shall be provided from the site to a street defined as collector or arterial by the Borough without traversing local streets beyond the frontage that the site may have on a local street.
- E. Outdoor lighting shall be shielded and reflected away from adjoining streets and residential properties.
- F. Swimming pools proposed as accessory to a motel/hotel shall be subject to the fencing requirements of this ordinance and any other ordinance of the Borough regulating swimming pools.

### **30. HOUSE OF WORSHIP**

- A. No Storage of equipment or material shall be permitted outside a structure.
- B. All lights shall be shielded and reflected away from adjoining properties.
- C. Ingress, egress and internal traffic circulation shall be designed to ensure safety and access by emergency vehicles.

### **31. JUNK YARD/SALVAGE YARD**

- A. The minimum site size shall be ten (10) acres.
- B. The premises shall be maintained so as to not constitute a nuisance or a menace to public health and safety.
- C. No garbage, organic waste, petroleum products or hazardous waste shall be stored, buried or disposed of on the premises.
- D. The manner of storage of junk shall be arranged in such a fashion that aisles of a minimum width of twenty-five (25) feet between rows of junk are maintained in order to facilitate access for firefighting and prevent the accumulation of stagnant water.
- E. Junk yards shall comply with the Performance Standards of this Ordinance.
- F. No junk shall be stored or accumulated, and no structure shall be constructed within one hundred (100) feet of any dwelling unit or within forty (40) feet of any property line or right-of-way line of a public street.

Parcel ID : 0562-P-00035-0000-01  
 Property Address : 115 GILL HALL RD  
 CLAIRTON, PA 15025

Municipality : 878 Jefferson Hills  
 Owner Name : SYDS LLC

School District :	West Jefferson Hills	Neighborhood Code :	56C48
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	COMMERCIAL	Recording Date :	10/19/2022
Use Code :	CHURCHES, PUBLIC WORSHIP	Sale Date :	10/14/2022
Homestead* :	No	Sale Price :	\$380,000
Farmstead :	No	Deed Book :	19091
Clean And Green	No	Deed Page :	200
Other Abatement :	No	Lot Area :	4.1705 Acres

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

	2024 Full Base Year Market Value		2024 County Assessed Value
Land Value	\$86,700	Land Value	\$86,700
Building Value	\$155,200	Building Value	\$155,200
Total Value	\$241,900	Total Value	\$241,900

	2023 Full Base Year Market Value		2023 County Assessed Value
Land Value	\$86,700	Land Value	\$86,700
Building Value	\$155,200	Building Value	\$155,200
Total Value	\$241,900	Total Value	\$241,900

Address Information

Owner Mailing: 304 CHELSEA DR  
 CLAIRTON , PA 15025-3000

PRESIDENT  
Melissa Steffey

VICE PRESIDENT  
Hilary Budd

PRESIDENT PRO TEMPORE  
Kevin Polick

COUNCIL MEMBERS  
David Bentz  
Joseph Lynch  
Diva Mares  
David T. Montgomery



## BOROUGH OF JEFFERSON HILLS

925 OLD CLAIRTON ROAD · JEFFERSON HILLS, PA 15025-3133  
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MAYOR  
Carrie McCaffrey

BOROUGH MANAGER

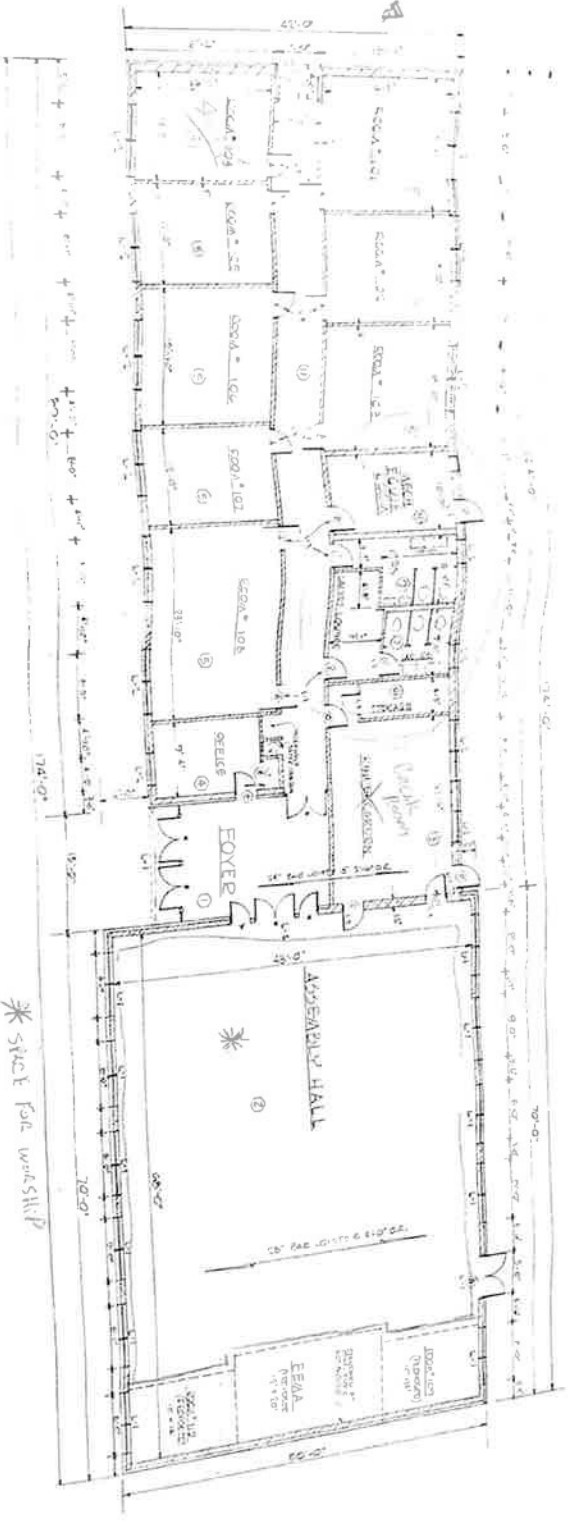
FINANCE OFFICER  
Brian Haberstock

ENGINEER  
Michael S. Glister, P.E.

SOLICITOR  
Michele McPeak Cromer

### NOTICE OF CONDITIONAL USE HEARING

Notice is hereby given that the Borough Council of Jefferson Hills Borough, Allegheny County, will hold a public hearing at 6:30 p.m. on Wednesday, August 7, 2024 in Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, Pennsylvania 15025, regarding an application filed by SYDS, LLC for Conditional Use approval for a House of Worship, pursuant to Article 400, Section 4.A and Article 400, Section 4.B.30 of the Jefferson Hills Borough Zoning Ordinance. The subject property is owned by SYDS, LLC and is located at 115 Gill Hall Road, Jefferson Hills, PA 15025, Allegheny County tax parcel 562-P-35-1. The subject property is located in the R-3 High Density Residential District. Council will consider testimony and evidence from the applicant at the hearing in support of the application. Interested parties are invited to attend. A copy of the application is on file and may be reviewed by the public at the Jefferson Hills Borough Municipal Building, 925 Old Clairton Road, Jefferson Hills, PA 15025, during regular business hours. Any person requiring special accommodations is requested to contact the Borough at (412) 655-7760 at least three (3) working days prior to the date of the hearing.



**FLOOR PLAN**

SCALE 1/8" = 1'-0"

\* SPACE FOR WORKSHOP

BY OWNER  
 (Installation/Equipment)  
 NOTES:  
 ALL GLASS GLAZING TO BE  
 SUPPLIED BY OWNER

**LINTEL SCHEDULE**

ID	DESCRIPTION	DETAIL	QUANTITY
L-1	6" x 12" x 1/2"	I	1
L-2	6" x 12" x 1/2"	I	1
L-3	2" x 8" x 1/2"	I	1
L-4	4" x 8" x 1/2"	I	1

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 THE WRITTEN PERMISSION OF THE  
 ARCHITECT.

**FINISH SCHEDULE**

NO	NAME	FINISH	PAINT	WALLS	CEILING	COMMENTS
1	FOYER	C	—	CB	CT	1/2" M. G. BOARD
2	ASSEMBLY HALL	C	—	CB	CT	1/2" M. G. BOARD
3	KINDERGARTEN	C	—	CB	CT	1/2" M. G. BOARD
4	OFFICE	C	—	CB	CT	1/2" M. G. BOARD
5	CLASS ROOMS	C	—	CB	CT	1/2" M. G. BOARD
6	STORAGE	C	—	CB	CT	1/2" M. G. BOARD
7	LABORATORY	AT	KITTEL	CB	P	—
8	LABORATORY	ds	ds	ds	ds	—
9	LABORATORY	dc	dc	dc	dc	—
10	EQUIP. R.M.	C	—	CB	P	—
11	CORRIDOR	C	—	CB	CT	—

— SCHEDULES  
 VINAL ASBESTOS TILE 30" SQ. 1/2"  
 AT  
 CONCRETE  
 FINISH FLOOR  
 CB  
 FINISH

**DOOR SCHEDULE**

NO	QUANTITY	SIZE	FRAME	DOOR	ACTIVE
1	7	3'-0" x 6'-6"	IC-911	IC-911	GLASS
2	1	3'-0" x 6'-6"	IC-611	IC-611	GLASS
3	4	3'-0" x 6'-6"	IC-911	IC-911	GLASS
4	2	3'-0" x 6'-6"	IC-911	IC-911	GLASS
5	2	3'-0" x 6'-6"	IC-911	IC-911	GLASS
6	2	3'-0" x 6'-6"	IC-911	IC-911	GLASS
7	2	3'-0" x 6'-6"	IC-911	IC-911	GLASS
8	2	3'-0" x 6'-6"	IC-911	IC-911	GLASS



ALTERNATE BUILDING DESIGN

WILLIAM R. S. BETH INC.  
 ARCHITECTS  
 100 N. W. 10th St.  
 MIAMI, FLORIDA 33136  
 PHONE 525-1111

B

**PRESIDENT**

Karen Bucy

**VICE PRESIDENT**

David T. Montgomery

**COUNCIL MEMBERS**

Vickie Ielase

Keith Reynolds

Nicole Ruscitto

Francis L. Sockman

Melissa Steffey



# BOROUGH OF JEFFERSON HILLS

925 OLD CLAIRTON ROAD · JEFFERSON HILLS, PA 15025-3133

P (412) 655-7735 · F (412) 655-3143

**MAYOR**

Janice R. Cmar

**BOROUGH MANAGER**

John P. Stinner

**FINANCE OFFICER**

Jon A. Drager

**ENGINEER**

Michael S. Glistner, P. E.

**SOLICITOR**

J. Deron Gabriel

August 6, 2021

**MEMO TO:** Borough of Jefferson Hills Council  
John P. Stinner, Borough Manager  
J. Deron Gabriel, Borough Solicitor

**FROM:** Mark Reis, Building Inspector and Zoning Officer  
Michael S. Glistner, P.E., Borough Engineer

**SUBJECT:** CU-1-2021  
Conditional Use Application Status

A conditional use hearing with Council was held on August 4, 2021 to consider conditional use application CU-1-2021. The conditional use application was made by Mr. Santi Brocato to renovate and utilize the existing building at 115 Gill Hall Road for a F45 franchise gym. Borough Staff has determined that the conditional use items required under Section 1004.3 of the zoning ordinance have been met by the Applicant except for the following:

- **1004.3 (3) – All lights shall be shielded and reflected away from adjoining properties.** The Applicant did provide a lighting plan which was reviewed by Borough Staff. The submitted lighting plan indicates that too much light is being projected onto the adjoining property lines. The Applicants need to provide a revised lighting plan that demonstrates which lights will be properly shielded and reflected away from adjoining properties.

Additionally, Borough Staff has determined that the off-street parking standards as required by Section 902.6 of the zoning ordinance have been met by the Applicant except for the following:

- **902.6.a.1 – Each off-street parking space shall have minimum dimensions of nine (9) feet in width and twenty (20) feet in length.** The plans provided by the Applicant indicate that the proposed parking spots will be nine (9) feet by eighteen (18) feet. This is a standard dimension for a parking spot, but does not meet the requirements of the Borough's ordinance. The Applicant will need to provide a revised plan showing that the proposed parking spots are nine (9) feet by twenty (20) feet.
- **902.6.a.4 – Parking spaces shall be provided with bumper guards or wheel stops, where necessary, for safety or protection to adjacent structures.** The plans provided by the Applicant indicate that wheel stops will be provided in the proposed ADA parking spaces but not in the six (6) spots proposed in front of the existing building. The Applicant will need to provide a revised plan showing wheel stops in the six (6) parking spots in front of the building.

The Applicant indicated at the hearing that they are willing to comply with the above outstanding items, but their Architect is out of the country on vacation. They will not be able to formally address these items until after he returns.

Per the Municipal Planning Code (MPC), Council has forty-five (45) days after the final hearing to render a decision. Since these items will not be formally addressed by the August 9, 2021 regular voting meeting, any recommendation for approval at the August Council meeting will need to be conditioned upon the above referenced items.

Alternatively, Council can wait until the Applicant's Architect addresses these items which should be able to be completed by the September 13, 2021 Borough Council voting meeting and still fall within the forty-five (45) day timeframe allotted by the MPC.