

2008 Hopewell Township Building Permit Report

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*Including Zoning, Subdivision
& Land Development Info*

**Hopewell Township Zoning Office
Hopewell Township Municipal Building
1700 Clark Boulevard
Aliquippa, PA 15001
724-375-3112**

**John Bates
Zoning Officer**

ABSTRACT

The Township of Hopewell issued Seventy (70) Building Permits for new construction during 2008 as compared to One-Hundred Permits during 2007. During 2007, the PA Uniform Construction Code was adopted and directed that building permits for sheds and garages under one-thousand square feet, carports, greenhouses and similar structures, decks less than thirty inches above grade and fences would not require the issuance of building permits. Consequently, Hopewell Township began issuing Zoning Permits for such construction.

This report, "2008 Hopewell Township Building Permit Report", has been compiled from the Hopewell Township Building Permit Record, Book 7 and the Township Zoning Permit Record Book 1. The report includes all new construction undertaken in Hopewell Township from January 1, 2008 to December 31, 2008. This construction report includes residential, commercial and industrial projects. Residential construction has been listed by area. Total construction costs as well as average project costs are included.

Further, zoning, subdivision and land development plans undertaken in 2008 are included in this report. Other zoning information is contained in this report including *Zoning Hearing Board of Appeals* conducted, *Zoning Ordinance Amendments*, *Township Resolutions* concerning neighborhood maintenance and *Conditional Use Hearings*.

Finally, this report is annually compiled to provide a referral record of township construction and planning activities in order to be prepared to meet the demands of growth and development. This report is also used to supplement fiscal planning and future budgetary preparation. This report provides an important reference in documenting existing data to identify future needs in the revision of the comprehensive plan, subdivision and land development ordinances, the zoning ordinance and official map of the township and other ordinances and codes including building, housing and maintenance. The Hopewell Township Building Report is annually sent to the Beaver County Assessment Office for their use.

2008 Hopewell Township Building Permits

Residential Single Family Homes

Twenty-three (23) single family dwelling units were permitted during 2008 at the following locations.

Maronda Homes, Inc. Sweet Brier Plan, Sohn Road, Phase I.

Ten (10) Homes Constructed.	Total Construction Cost,	\$1,642,801.00
	Ave. Home Construction Cost,	\$164,280.00

Other locations throughout the Township.

Five (5) Homes Constructed.	Total Construction Cost,	\$1,176,765.00
	Ave. Home Construction Cost,	\$235,353.00

Multi Family Homes, Wm. Minton & Sons, The Village at Beaver Lakes.

Four (4) Unit Carriage Home.	Total Construction Cost,	\$840,000.00
	Ave. Unit Cost,	\$210,000.00

Mobile Homes, Suburban Terrace Mobile Home Park. & Independence Road

Two (2) Dwelling Units.	Total Construction Cost,	\$99,000.00
	Ave. Unit Cost,	\$49,500.00

The total construction cost for new housing (19 units) construction (excluding mobile units) permitted in 2008 was **\$3,659,566.00**

Residential Additions to Existing Housing

There were twenty (20) permits issued for additions to existing homes in various locations throughout the Township.

Twenty (20) additions to existing homes.	Total Construction Cost,	\$366,739.00
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Total 2008 Residential Construction Cost for new homes and additions to existing homes.

\$4,026,305.00

Residential Miscellaneous Construction

There were fifteen (15) permits issued for miscellaneous building projects including interior alterations, fire suppression systems, electrical installations and deck additions.

Eleven (15) miscellaneous building projects. Total construction cost, \$51,800.00

Residential Construction for Detached Garages & Out Buildings

There were three (3) permits issued for the construction of out building and detached garages.

Three (3) detached out buildings. Total construction cost, \$78,100.00

Residential Construction for Accessory Uses

There were five (5) permits issued for accessory use construction including above and below ground swimming pools

Five (5) accessory use projects. Total construction cost, \$51,300.00

Residential Demolitions

One (1) Single Family Home was permitted and demolished.

Single Family Home Location

1. 2611 Marian Street.

Commercial Building Construction

- | | |
|---|--|
| 1. Tri-State Maintenance
678 Independence Road | Addition of Pole Bldg. Shed
\$35,000.00 |
| 2. Beaver Lakes Country Club
2000 Beaver lakes Blvd. | Accessory Building.
\$16,500.00 |
| 3. The Fez
2312 Brodhead Road | Facade Renovation
\$16,500.00 |

Commercial Building Construction Con't.

4. George Vedro 2470 Brodhead Road	Canopy. \$3500.00
5. American Tower 1000 Tank Road	Tower Upgrades. \$45,000.00
6. McDonald's 3003 Heights Road	Interior renovations. \$60,000.00

Commercial Demolitions

1. Quickfill Gas Station, Green Garden Plaza.
2. Shadow Lakes Country Club, Beaver Lakes Blvd., First floor interior.

Zoning Permits

During 2008 Zoning Permits were issued for sheds and detached garages under one-thousand square feet, carports, greenhouses and similar structures, decks less than thirty inches above grade and fences as per the PA Uniform Construction Code.

The forty-four (**44**) Zoning Permits were issued during 2008.

1. Sheds	25
2. Decks	3
3. Structures	2
4. Fences	13
5. Other / Misc.	1

*Note

Prior to 2007, building permits were issued for most of the projects listed in the "Zoning Permit" category. Forty Zoning Permits were issued during 2007.

2008 Occupancy Permits

Residential Single Family Homes

1. 104 Oak Drive
2. 1010 Sweet Brier Drive.
3. 1012 Sweet Brier Drive
4. 3199 Kane Road.
5. 2801 Johnson Street.
6. 1213 Allen Street.
7. 2874 Brodhead Road

***NOTE**

Other permitted occupancies are being compiled at this time by the township's code consultant (Code.sys) for residential additions and accessory use projects, commercial projects and electrical installations and will be added to this report pending their submittal.

Total Building Permit Fees collected (2008) \$27,388.45

Total Zoning Permit Fees collected (2008) \$365.00

ZONING ORDINANCE AMENDMENTS

1. Ordinance 2008-02, amending Zoning Ordinance 2004-01, designating the use of pet crematories within the C-1, Commercial Highway District.
2. Ordinance 2008-03, regulating the use and placement of portable storage units.
3. Ordinance 2008-04, Zoning Map Amendment, amending the Official Zoning Map of Hopewell Township, changing the R-1 and R-2 sections of tax parcel 65-017-0535 to the C-1 Commercial Highway District. Parcel is situate at 2279 Brodhead Road.

TOWNSHIP RESOLUTIONS

1. No. 2008-13, adopting standards for the repair, maintenance and upkeep of sidewalks.

2008 SUBDIVISIONS & LAND DEVELOPMENT

SUBDIVISION PLANS

1. Passavant Homes, Johnson Street.
2. Helbing Barlion Lot Consolidation, Kane Road.
3. Miller Lot Consolidation, James Street,
4. Tomei Subdivision Plan, Johnson Street.
5. Clairmont Manor Subdivision Plan, Brodhead Road.
6. Hopewell Schools Subdivision Plan, Longvue Avenue.
7. Skyview Subdivision Plan, Eldorado Drive.
8. Hineman Subdivision Plan, Heights Road.
9. BCCED Subdivision Plan, RT 151 / Gringo Road.

LAND DEVELOPMENT PLANS

1. Youth Baseball Complex, Kane Road Fields.
2. Beaver County Corporation for Economic Development, Hopewell Business and Industrial Park, RT 151 / Gringo Road.

CONDITIONAL USE HEARINGS

1. Dr. Richard Bell, Five Points Veterinary Clinic, 2057 Brodhead Road, pet crematorium in the C-1 Commercial Highway District.
2. John & Rita Kriger, 253 Gringo Independence Road, private stable in the R-1 Residential Agricultural District.

2008 ZONING HEARING APPEALS

The following Zoning Hearing Appeal Requests were heard by the Hopewell Township Zoning Hearing Board during 2008 for Special Exceptions, Non-Conforming Expansions and a Validity Variance. All three hearing requests in 2008 were approved.

1. AT & T, Special Exception, Non-Conforming Expansion at 1000 Tank Road, upgrades to existing Tele-Communications Tower Site.
2. Mark Guzma, 2888 Brodhead Road, Appeal of the Zoning Officer's Enforcement Notice.
3. Michele Cerneskie, 2417 Mill Street, Validity Variance of a Non-Conforming Expansion.

CONSTRUCTION REPORT COMPARISONS

McGraw Hill Construction Statistics reports that for the full year 2008, total construction starts were down 15%, marking the second straight year of reduced contracting after the 7% decline reported in 2007. Excluding residential building, new construction starts for 2008 were up a modest 2%, a decelerating rate of growth for the non-housing project types following gains of 7% in 2007 and 21% in 2006. For 2009, the depressed economy and troubled financial sector will lead to further declines for housing and commercial building, a loss of momentum is also anticipated for the institutional and manufacturing structure types.

Residential building dropped and the result of declines for both sides of the housing market-single family housing , down 9%; and multifamily housing, down 15% as 2008 progressed, suggests that the slide for single family housing still has further to go before reaching bottom. The regional pattern for single family housing showed the largest dollar volume decline. The northeast sector was down 29%.

Nonbuilding construction retreated in December 2007. Electric utility construction plunged 42% from the prior month. The public works sector also fell in December 2007 with bridges, down 1%; highways, down 8%; water supply systems down 16%; and river/harbor development, down 44%. The only category showing gains in December 2007 was sewer construction, up 2% and miscellaneous public works (including site work) , up 18%.

The weaker construction activity at the national level during 2008 varied from region to region. While the sharpest declines were in the South Atlantic and West, next the Midwest was followed by the Northeast and South Central, down a slight 1%. The Northeast and South Central regions were helped by the start of several unusually large projects during 2008. (Hotel/casinos & oil refineries).

Generally speaking, the national trends and forecasts relate to the permitted activity of Hopewell Township during 2007 & 2008 with residential and commercial construction losing momentum and declining and nonbuilding construction; sewer construction and miscellaneous public works showing slight gains.

Consequently, there are varied exceptions to national construction indexes by locale. For example, as per nonresidential building, a slight increase in December 2007 was sparked by the start of several projects in the educational building category by the groundbreaking for two large science buildings located in University Park, PA (Penn State) with a price tag of \$170 million.

Likewise, construction progress in Hopewell Township from 2007 and 2008 that will continue during 2009 does have some high points. Several projects that have been planned during this time will get underway this year and will provide activity during a down economy.

Industrial district construction highlights overall activities with building in both the Riverfront Industrial District and the Industrial Park District. During 2007 Beaver Valley Slag started construction of two 23,000 square foot Warehouse/ Office buildings on Bet-Tech Boulevard at the Riverfront. The first building was complete in 2008. Beaver Valley Slag will be located there, moving its headquarters and operations from Center and Aliquippa. The second building will be available for tenant space and is almost complete. There are plans for two more mirror warehouse/office buildings to be constructed. At the riverfront, the Keystone Opportunity Zone area for land development has been expanded for future consideration.

Next, the Hopewell Business & Industrial Park's owners continue to make interior alterations and improvements for tenant spaces. The Beaver County Corporation for Economic Development has completed infrastructure and site improvements for Phase II property and the Selectrode Company will soon start the construction of a new 48,600 sq. ft. Office/Warehouse. Other land is available and a large tract in the existing park has been improved by the movement of a storm sewer, making the property more attractive for a large scale building to be constructed.

Further, ongoing renovations for tenant space are occurring at both shopping centers in the Commercial Shopping Center District. Also, the Hopewell School District (HIR) is about to take on renovations, additions and new construction of the Tony Dorsett Stadium Complex at the Hopewell High School on Longvue Avenue. Likewise, the Shadow Lakes Golf Course (former Beaver Lakes) is undergoing additions and renovations of the clubhouse including site work upgrades to create expanded banquet facilities.

As per residential construction activity, subdivision lots are available for housing construction at existing plans and new lots are proposed from plans that are currently being reviewed or were processed in 2007 & 2008. Most importantly, the first 4-Unit Carriage Home was completed at Beaver Lakes and the 2nd 4-Unit home is under construction. Thirty-two units will be constructed.

Finally, as referred to in the construction reports, nonresidential construction has been ongoing and is nearing completion with the final upgrades to public works projects including the Township's sewer facilities, namely the Raccoon and Wickham Sewer Plants and the McKinley Avenue and King's Mill Manor Pump Stations.

TABLES

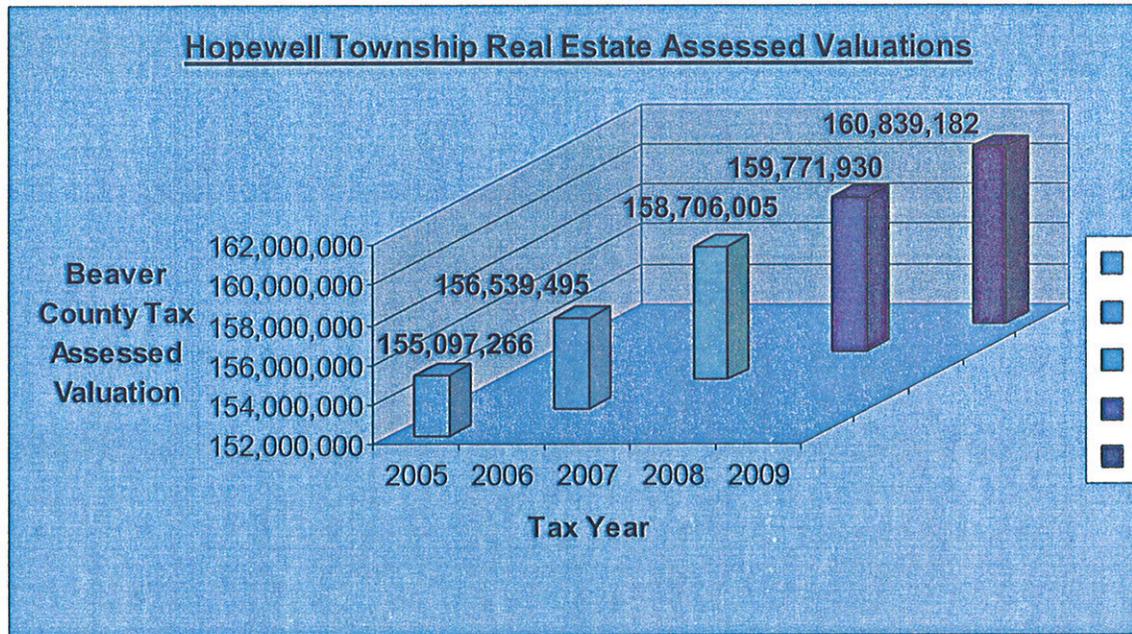


Table 1.

Beaver County Tax Assessment assessed Hopewell Township real estate totals from 2005 thru 2009. These totals include all real or personal property (taxable) for District 65- Hopewell Township.

Taxable assessed valuation totals do not include tax exempt, Beaver County, Beaver County Commissioners, Housing Authority, Municipal Authority, Veterans or Public Utility owned properties.

TABLES

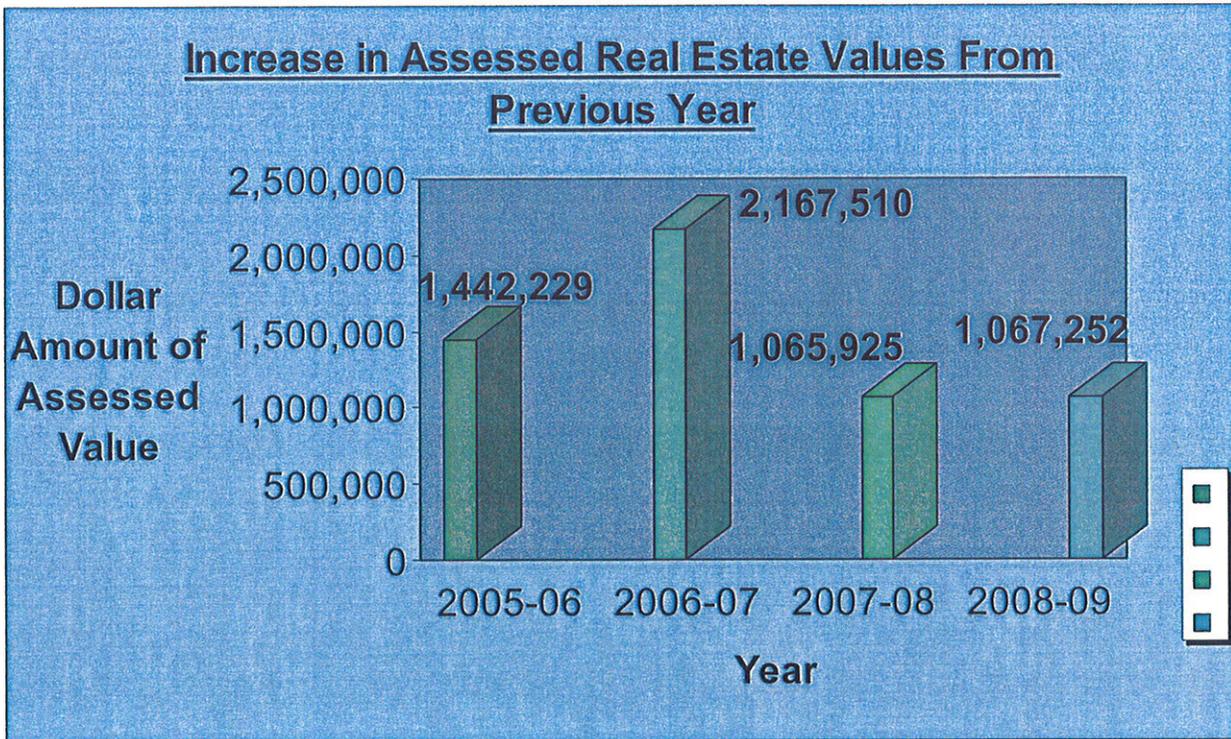


Table 2.

Beaver County Tax Assessment assessed Hopewell Township real estate value increases from 2005 thru 2009. These totals include all real or personal property (taxable) for District 65-Hopewell Township.

Taxable value increase totals do not include tax exempt, Beaver County, Beaver County Commissioners, Housing Authority, Municipal Authority, Veterans or Public Utility owned properties.

THE ZONING OFFICER & CODE ENFORCEMENT

The Pennsylvania Municipalities Planning Code stipulates that a Zoning Officer shall be appointed to administer the Zoning Ordinance in accordance with its literal terms. The Zoning Officer must demonstrate a working knowledge of zoning. His discretion is limited and he must enforce the ordinance literally. Any disagreements with the Zoning Officer's literal administration can be settled judicially through the appeals process or legislatively by a clarifying zoning amendment.

A well-administered zoning enforcement program is invaluable. Good enforcement procedures will obtain the optimum in compliance, the real objective, while minimizing money spent on legal suits, or, on the other hand, having to live with a violation that "beat" the system.

The Zoning Officer is the point man between the municipality's residents at large and the regulations of the jurisdiction. He must be accessible and comfortable in working with the public. If he is charged with code enforcement, he must be knowledgeable of subdivision and land development, public utilities, floodplain management, grading and filling, property maintenance, refuse collection, sewage facilities, planned residential developments, police powers, vehicles and traffic, health, safety and welfare, remedies and penalties, as well as zoning enforcement.

In addition, a variety of applications and appeals are processed through the zoning officer. Certain applications cannot be granted unless a special exception is obtained from the zoning hearing board or a conditional use is approved by the governing body. Other permits and applications processed include variances, building permits, on lot sewage facilities and repairs, zoning permits, sign permits, demolition permits, zoning text and map amendments, road bonds for hauling excess loads and stop work orders.

Next, the basic duties of the Zoning Officer of informing and supplying citizens, developers, engineers, architects, land surveyors and real estate personnel with information concerning residential, commercial and industrial development mandates that an official record of all zoning activities be maintained. Some records are open to public inspection.

Moreover, the primary means of managing land use activities is municipal zoning. The zoning officer's day to day activities in the administration of the municipal zoning ordinance is ultimately related to the municipality's comprehensive plan for the success of long-range community development programs.

Finally, even if a zoning ordinance is well conceived and adopted, the true test of its effectiveness lies in its administration. A zoning ordinance cannot correct the mistakes of the past; rather, it attempts to prevent unwise development and development patterns from occurring in the future. The zoning ordinance can be a confusing document to the average person who is confronted with a myriad of rules and regulations, some of which can be complex enough to baffle even the most knowledgeable zoning expert. The zoning officer must strive, thru the effective administration of ordinances and codes to provide for the orderly arrangement of development resulting in the community being a better place as per the health, safety and welfare of its residents.

ACKNOWLEDGEMENTS

1. Pennsylvania Municipal Planning Code.
2. County of Beaver, Pa., Valuation and Taxation of Real or Personal Property for Beaver County, 2008 Hopewell Township.
3. Beaver County Assessment Office.
4. McGraw Hill Construction, Dodge & Sweets Construction Reports,
5. Planning Services, Bureau of Community Affairs, Department of Community Affairs.
6. Hopewell Township Zoning Office.