BRADFORD WOODS BOROUGH
P. O. Box 163
Bradford Woods, PA 15015-0163
724-935-2990   FAX: 724-935-0293
Email: bradfordwoods@zoominternet.net

Mayor: Douglas Marsico
Zoning Off.: Albert Kohan
Bldg. Insp.: John Swinderman
Rl.Est. Tax: Jordan Tax Service
Manager: Natalie Thies
Solicitor: Goehring Rutter & Boehm

Utilities: Columbia Gas
PA Power Co.
New Castle
Mun. Auth. West View
McCandless Sanitary Authority

Subdivision and Land Development ordinance Fees:
Set by Resolution #131
1. Application for Development permit:
Review Fees – Min/no refund (can be increased if Borough
has any out of –pocket expenses)
a. Subdivision & Land Development
(SD/LD Ordinance 353/Sec. 202)
Preliminary Plan:
1–3 lots $350.00
1-10 lots $700.00
over 10 lots $700.00
for each lot over 10 $50.00
Final plans:
1-3 lots $350.00
4-10 lots $700.00
over 10 lots $700.00
for each lot over 10 $50.00
b. Inspection:
Charge and calculate as per Section 213 of
Ord. 353 (SD/LD Ordinance 353/Sec. 213)
c. Rural Business Site Plan:
(Resolution 131) (Zoning Ord. 375):
fee to erect or make
structure alterations or add to any structures

Building permit is required.
All permits: $4.00/$1,000.00 of construction.

Zoning Ordinance Fees: Set by Resolution #132
1. Sign Permit. Residential name plate
(Zoning Ordinance 375, Sec. 304.1) all other signs $250
2. Application for Conditional Use
(Zoning Ordinance 375, Sec. 402.1) $300
+ any out-of-pocket costs by Borough
(no permit required)
3. Planned Residential Development Tentative:
(Zoning Ordinance 375, Sec.503) $1,000.00
minimum and can be increased if
Borough has any out-of-pocket expenses
(Zoning Ordinance 375, Sec. 510) Final: $500.00
minimum and can be increased if
Borough has any out-of-pocket expenses
4. Zoning Permit filing fee
(Zoning Ordinance 375, Sec. 602.2b)
a) Establish or change the use of a structure
or land to a different use: $50.00
b) Establish or change non-conforming use or
structure: $350.00/min
can be increased if Borough has any out-of-pocket expenses
5. Zoning Occupancy Permit for:
   a. Non-conform use, lot or structures: $50.00  
   b. Accessory Use or Structure: $50.00  
   c. All others: $50.00  
   (Zoning Ordinance 375, Sec. 603.2)

6. Zoning Amendment, by other than Planning Commission  
   (Zoning Ord. 375, Sec. 605.1) $1,000.00  
   and any additional expenses

7. Proposed Rezoning: (See Amending Ordinance)  
   Requested by property owner: $1,000.00  
   plus, any added costs

8. Zoning Hearing Board filing fee for appeal * $300.00  
   + ½ of appearance fee for court stenographer  
   or proceedings: and any out-of-pocket Borough expenses  
   (Zoning Ordinance 375, Sec. 607.1.4) (1/2 of  
   court stenographer appearance and cost of a  
   copy of the transcript if wanted)

9. Variance request  
   (Zoning Ordinance 375, Sec. 608.4) $300.00  
   + ½ of appearance fee for court stenographer  
   and any out-of-pocket Borough expenses

10. Special exception  
   (Zoning Ordinance 375, Sec. 609.4) $300.00  
    + ½ of appearance fee for court stenographer  
    and any out-of-pocket Borough expenses

Other Borough Fees:
1. Building Permit (Resolution 109)  
   (amended by resolution 9 of 2003) $4.00 per $1,000  
   worth of construction  
   Certificate of occupancy is required: $50.00  
   Sewer rates: McCandless Twp. Sanitary Auth.  
   Water rates: Municipal Auth of West View  
   Tax rates:  
   Municipality 2.483 mills  
   School 19.1408 mills  
   Earned Income 1%  
   County 4.73 mills