



LUMBER COMPANY

1019 Route 519 | Eighty Four, PA 15360 | 724-228-8820

June 3, 2022

City of Beaumont

Re: 84 Lumber Expansion Project- Euclid Avenue

Below please find clarification to questions per the preliminary meeting 5-18-22

a) The proposed 84 Lumber expansion consists of an office trailer, (3) storage sheds and a concrete paving storage yard. The facility will be a supplement use to the existing 84 Lumber facility located @ 350 East 1st Street. The hours of operation for the facility will be approximately 6 AM to 6 PM Monday through Friday. The facility will employ approximately 5-10 people. Typical equipment will consist of a few (2-3) fork trucks to move product within the yard and assist customers. The majority of product will consist of miscellaneous lengths and sizes of lumber products. Deliveries inbound will consist of 2-3 tractor trailers in the morning(6AM-7AM) and 2-3 in the afternoon (3PM -4PM) . Out bound deliveries will be via 84 Lumber box trucks and similar delivery vehicles 3-5 in the morning (same hours) and 3-5 in the afternoon (same hours)

b) The adjacent property to the south is a gas supply company. The north, west and east borders are Third St, Euclid Ave. and Beaumont Ave, respectively. A fence supply company is located north of Third St and a plumbing supply facility is located west of Euclid Ave. An office warehouse is located east of the Beaumont Ave overpass.

Since the proposed 84 Lumber use will be a building supply facility, the project will be compatible to the surrounding uses in regard to any expected noise, lighting, parking storage aesthetics, and operations. There will not be any hazardous materials

c) The proposed site will be accessed from Euclid Ave with a 2 -way entrance with a secondary access from Third Street. Off-street parking will be provided from Euclid Ave for any customers. A perimeter landscape strip and a screening wall will be provided along Euclid Ave and Third Street. Additional fencing will be provided along Beaumont Ave. The proposed office trailer will be a modular structure and the (3) storage structures will be pre-engineered metal buildings. Access through the property will be available from Euclid Ave to Third Street with a sufficient fire lane.

d) The property has a current zoning designation of Community Commercial and a General Plan land use designation of General Commercial. The proposed facility will conform to these uses with a conditional use permit.

e) The proposed facility, though a support business for the main lumber yard south, will be a self-contained business & will not have product transferred from one property to the other.

Sincerely,
84 Lumber

James A. Zaunick, P.E.