

ZONING NOTICE

Hearing Date: September 19, 2018

- 1. 133 Northmont Street** – Property owners Robin & Jack Savage are requesting a VARIANCE per the City Code §265-128 relating to the side & rear yard of the property per the application submitted in order to construct a 36' x 24" garage. Subject property is zoned ***R-1 Single Family Residence District***.

The City of Greensburg's Zoning Hearing Board will hold a hearing on the above request(s) on Wednesday September 19, 2018 at 4:00 PM in the City Council Chambers, City Hall 416 S. Main Street, Greensburg, PA 15601. All persons either in favor or opposed to the granting of this request are invited to be present.

The above petition(s) are on file in the Planning Department Office, City Hall, Greensburg, and may be examined by those interested at any time prior to the date of the hearing, between the hours of 8:00 am - 4:00pm, Monday through Friday or you may go to the City of Greensburg's web site to view the case file:

www.greensburgpa.org.

Barbara J. Ciampini
Planning Director
City of Greensburg
724-838-4335 or bciampini@greensburgpa.org

CITY OF GREENSBURG ZONING HEARING BOARD



APPEAL FORM

DATES ADVERTISED _____ APPEAL NUMBER _____
FEE PAID-CHECK # _____ DATE _____

(I) (WE) Jack + Robin Savage OF 133 Northmont St
REQUEST THAT A DETERMINATION BE MADE BY THE CITY OF
GREENSBURG'S ZONING HEARING BOARD ON THE FOLLOWING: (check
one).

() **SPECIAL EXCEPTION** to the City Code, § 265-129,
specifically, _____.

(X) **VARIANCE** to the City's Zoning Ordinance, § 265-128, relating to the
() area, (X) side yard, (X) rear yard, () front yard, () height, ()
another provision of the Zoning Ordinance as herein stated:

() **APPEAL A DECISION OF THE ZONING OFFICER**, specifically, the
following situation: _____

The Description of the property involved in the Appeal is as
follows:

LOCATION: _____

LOT SIZE: _____

SQUARE FOOTAGE: _____ (LOT)

(Survey or plot plan must be attached and made part of this
Appeal)

PRESENT USE: Parking
DATE PRESENT USE BEGAN: _____

Please answer the following questions to the best of your knowledge:

DATE OF CONSTRUCTION: October 2018
PROPOSED USE: Parking / Storage
SIZE OF ADDITION: 36' x 24'

ZONING CLASSIFICATION OF SUBJECT

PROPERTY: R 1

HAS A ZONING VIOLATION NOTICE EVER BEEN ISSUED FOR THIS
PROPERTY? yes

IF YES, STATE DATE AND
VIOLATION hearing June 20, 2018. "Shed"

IS SUBJECT PROPERTY REGISTERED AS A NONCONFORMING
USE? no

IF YES, STATE DATE OF REGISTRATION AND RESGISTERED
USE _____

HAS THE ZONING HEARING BOARD EVER HEARD A REQUEST FOR THIS
PROPERTY IN THE PAST? yes

IF YES, STATE DATE AND REQUEST, AND IF APPROVED OR
DENIED 8/15/2007 Approved

(I) (WE) believe that the Board should approve this request because:
(include the grounds for appeal or reasons both with respect to law and
fact for granting the appeal or Special Exception or Variance, and if
hardship is claimed, state the specific
hardship _____


see exhibit A

attach additional remarks to application if necessary and refer to as
"Exhibit A") **Other items necessary for filing of application:** survey/plot
plan of subject property showing front yard setback, side yard setbacks,
rear yard setback, proposed parking configuration, interior floor plans,
and any other evidence applicant wishes to provide. See note below for
further required documentation.


SIGNATURE PAGE:


(I) (WE) hereby depose and say that all the above statements and the statements contained herewith are true to the best of (my) (our) knowledge and belief.

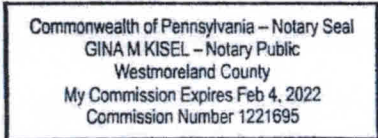

PROPERTY OWNER


APPLICANT


NOTARY


NOTARY

8/30/18
DATE


8/30/18
DATE


NOTARY SEAL:

FILING FEE: \$350.00 (make check payable to the "City of Greensburg") If you check more than one box on the front page, you must pay \$350.00 for each request.

HEARING DATE: The Zoning Hearing Board meets the third Wednesday of each month at 4:00 p.m. Application must be filed at least twenty (20) days prior to the Hearing date, for the purpose of public advertisement.

NOTE: IN ORDER TO FILE THIS APPEAL IT MUST BE ACCOMPANIED BY TWO (2) COPIES INCLUDING THE ORIGINAL. THIS INCLUDES ANY ATTACHMENTS. Additionally you must submit one thumb drive with your entire packet of information including all attachments.

REVISED: 4 Sep 14

variance

EXHIBIT A

We have been previously cited for improperly erecting a portable vehicle storage structure in our driveway/ parking area. It is our intention to work with the zoning department to come up with a mutually acceptable solution to shield our vehicles from the elements. After speaking with neighbors, consensus is that a properly erected permanent structure would be aesthetically preferred over temporary with no negative side effects. We hope to have Hudock Garages erect a 36'x24' attic truss garage on the property. The building would be constructed in the corner of the side yard nearest Rt 819. Current zoning specifies a 30' build line. A variance to this build line will be necessary to complete the project.

It has been suggested that we could build off of the house and be in compliance. While possible, excavation would be extremely extensive and construction extremely expensive. Massive retaining walls would need to be built, the sidewalk torn up and moved, utilities moved, and who knows what else. And, building a garage in front of a garage would negate the current garage's usefulness. This is not an option for us.

The most reasonable place to construct would be in the rear corner of the side yard nearest Rt 819 (the current driveway/ parking area). Due to roadway setback this area is approximately 20' from Rt 819. The area's abrupt vertical elevation is unique in this area the Northmont plan. The elevation provides a safety buffer between the road and the property. Our parked cars do not impede the vision/ view for motorists at the Northmont st intersection. And, building in the back corner of this elevated ground will not create a visual obstruction. Additionally, the large tree between the driveway and Rt 819 does not affect driver vision at the intersection. And, the proposed garage would be built behind the tree.

Current Zoning specifies a 30' build line which is actually approximately 50' from the road (including setback). We are requesting a variance to construct to the edge of this setback (no closer to Rt 819 than the current driveway/ parking area). Many properties to the south along this stretch of Rt 819 have structures and parking areas as close if not closer.

The requested build line will have no negative effect on the city or its residents in any way shape or form.

A 3' build line at the rear would be ideal and leave room to properly construct a french drain and backfill with gravel. And, building parallel to the house will put the far end at almost 6'.

The building, if the variance is approved, will be professionally built and will have a positive visual impact on the neighborhood.

Westmoreland Viewer



Not to be substituted as a survey.
To be used for taxing purpose only.

0 15 30 60 Feet
1 in = 25 ft

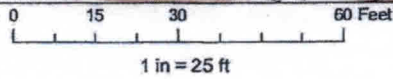


Date: 7/17/2018

Westmoreland Viewer



Not to be substituted as a survey.
To be used for taxing purpose only.



Date: 7/17/2



SHEET INDEX

1. GENERAL NOTES
2. FOOTING DETAIL
3. WALL/ROOF DETAIL
4. PLAN
5. ELEVATIONS
6. STRUCTURAL ROOF PLAN
7. GABLE END TRUSS DETAILS (IF REQUIRED)

GENERAL NOTES

1. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I.
2. ALL CONCRETE TO BE AIR-ENTRAINED.
3. PROVIDE DIAGONAL WIND BRACING AS REQUIRED.
4. SOIL BEARING CAPACITY ASSUMED TO BE A MINIMUM OF 2,000 P.S.F.
5. DESIGN LOAD CALCULATIONS:

ROOF

LIVE LOAD=30 P.S.F.

DEAD LOAD=10 P.S.F.

TOTAL LOAD = 40 P.S.F. X $\frac{32' \text{ MAX. ROOF SPAN}}{2}$ = 640 P.L.F.

WALLS:

DEAD LOAD= 5 P.S.F. X 8' HEIGHT = 40 P.L.F.

FOUNDATION:

DEAD LOAD= 150 P.C.F. X 3.50 C.F. = 525 P.L.F.

TOTAL LOAD = 1205 P.L.F.

BEARING AREA OF ONE LINEAR FOOT OF 1'-0" WIDE FOUNDATION= 1.00 S.F.

TOTAL LOAD 1205 P.L.F. = 1205 P.S.F.

BEARING AREA 1.00 S.F.

FACTOR OF SAFETY WITH MAXIMUM LOADING CONDITION=

$\frac{2000 \text{ P.S.F.}}{1205 \text{ P.S.F.}} = 1.66$

1205 P.S.F.

FAYETTE ENGINEERING COMPANY, INC.
2200 UNIVERSITY DRIVE, P.O. BOX 1030
UNIONTOWN, PENNSYLVANIA 15401

SHEET: 1

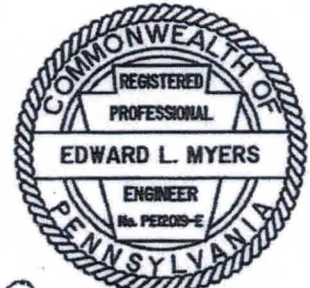
GENERAL NOTES

DATE: 1/07/09

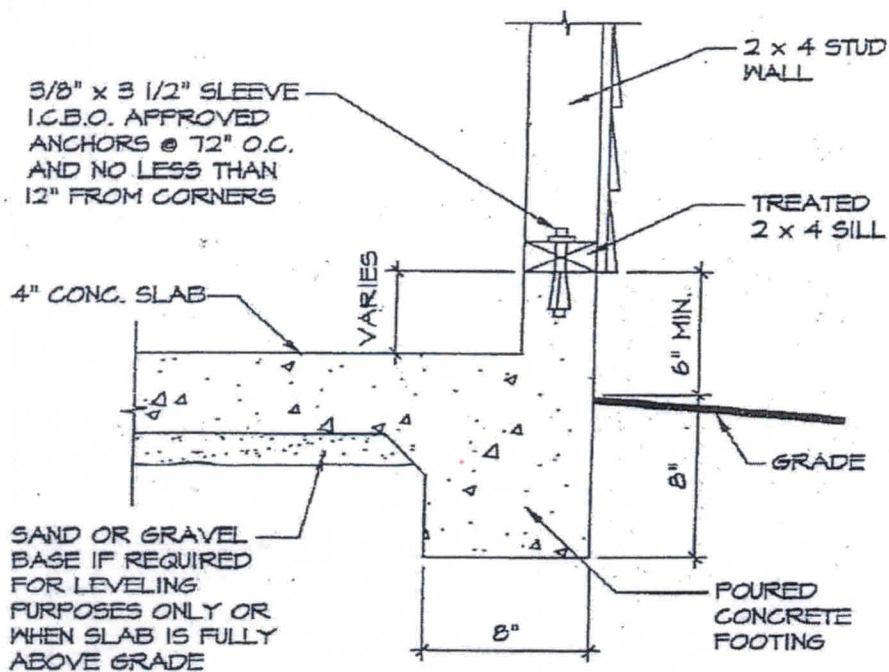
**HUDOCK
GARAGES**

Phone 724-366-9425

P.O. BOX 851
UNIONTOWN, PA 15401



Edward L. Myers



NOTE: DESIGNED
FOR MINIMUM SOIL
BEARING CAPACITY
OF 2,000 P.S.F.

SEE SHEET ONE FOR GENERAL NOTES

SHEET: 2B

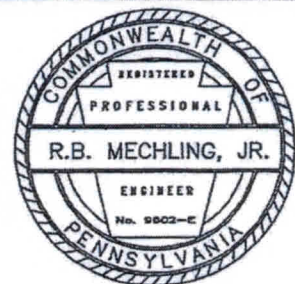
FOOTING DETAIL

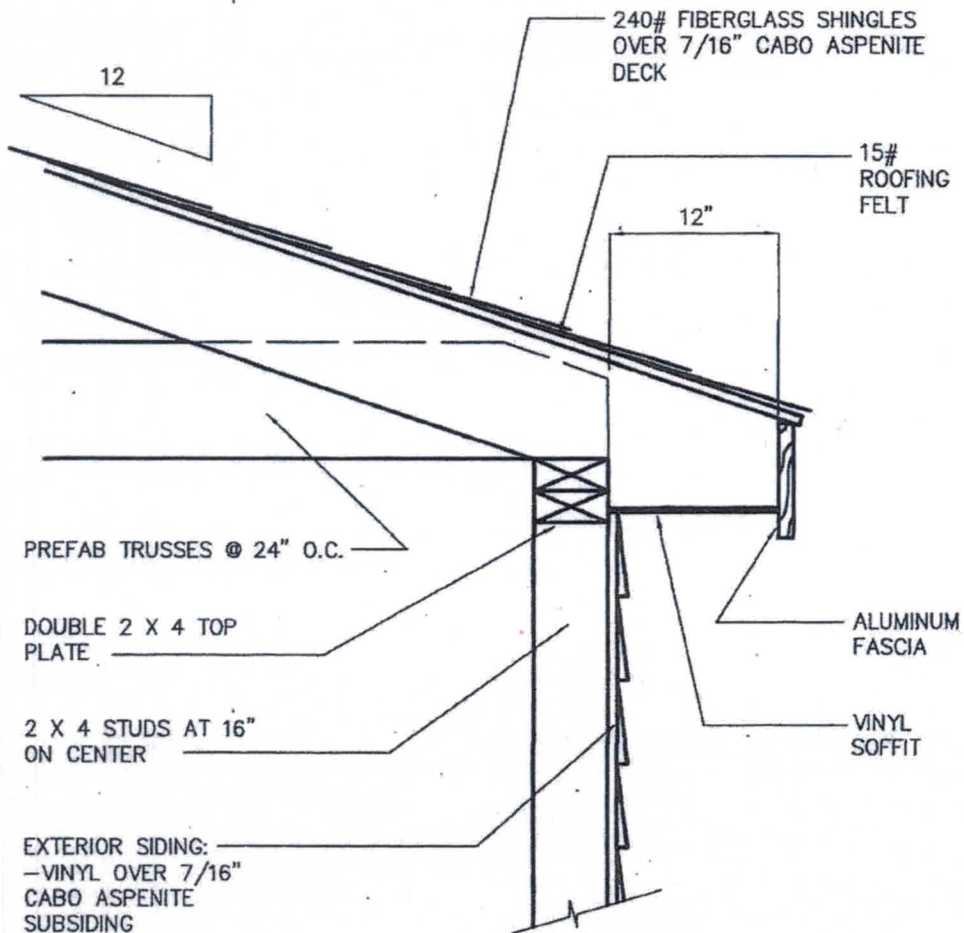
DATE: 1-14-04

SCALE: 1 1/2" = 1'-0"

**HUDOCK
GARAGES**

P.O. BOX 851
UNIONTOWN, PA 15401





SEE SHEET ONE FOR GENERAL NOTES

FAYETTE ENGINEERING COMPANY, INC.
2200 UNIVERSITY DRIVE, P.O. BOX 1030
UNIONTOWN, PENNSYLVANIA 15401

3

WALL/ROOF DETAIL

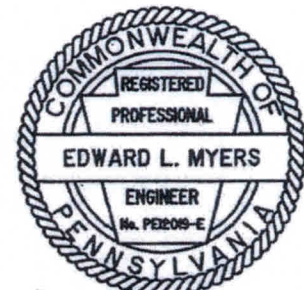
DATE: 1/07/09

SCALE: 1 1/2" = 1'-0"

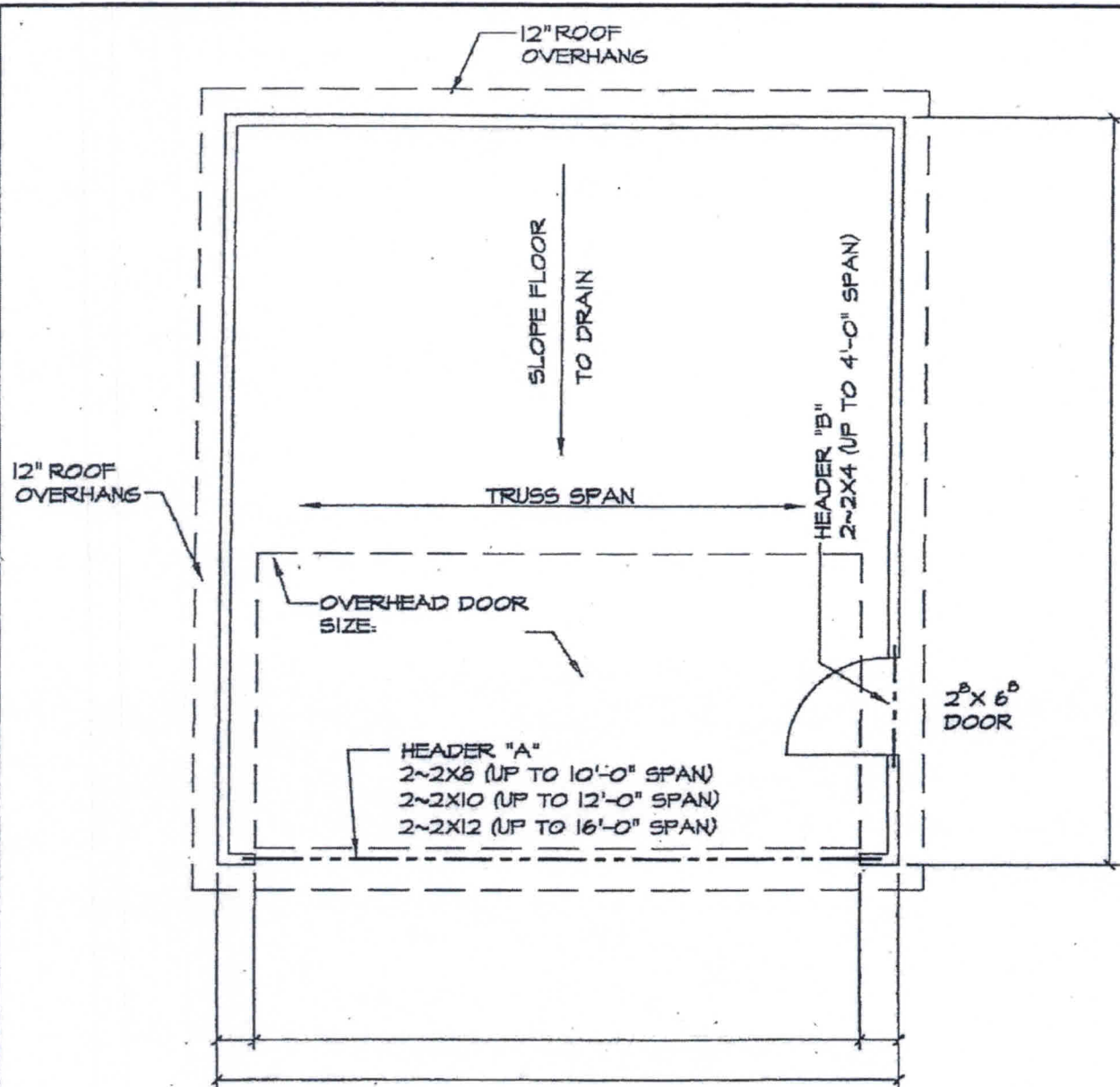
**HUDOCK
GARAGES**

Phone 724-366-9425

P.O. BOX 851
UNIONTOWN, PA 15401



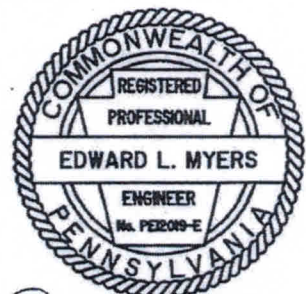
Edward L. Myers



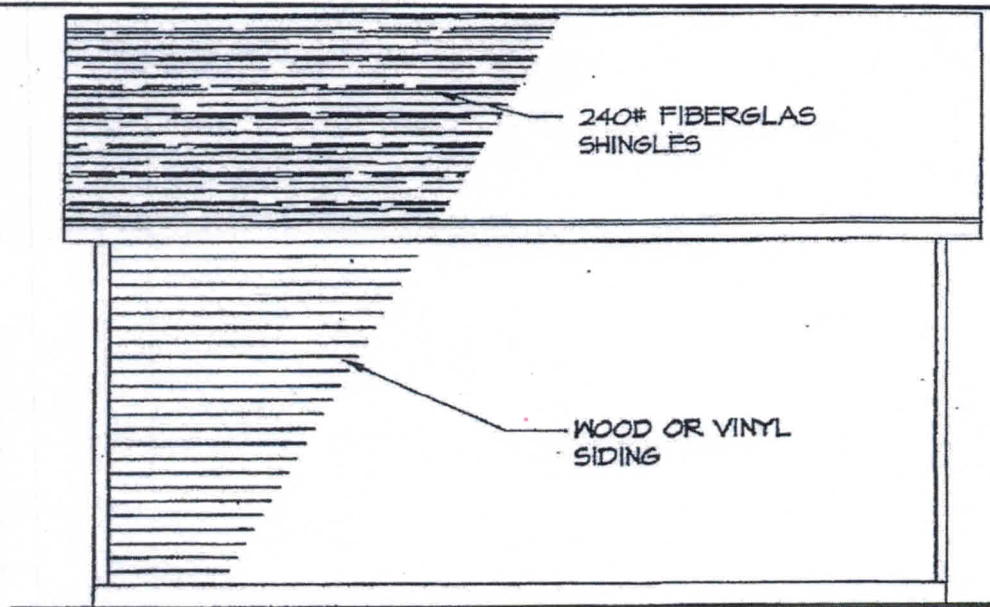
SEE SHEET ONE FOR GENERAL NOTES

FAYETTE ENGINEERING COMPANY, INC.
2200 UNIVERSITY DRIVE, P.O. BOX 1030
UNIONTOWN, PENNSYLVANIA 15401

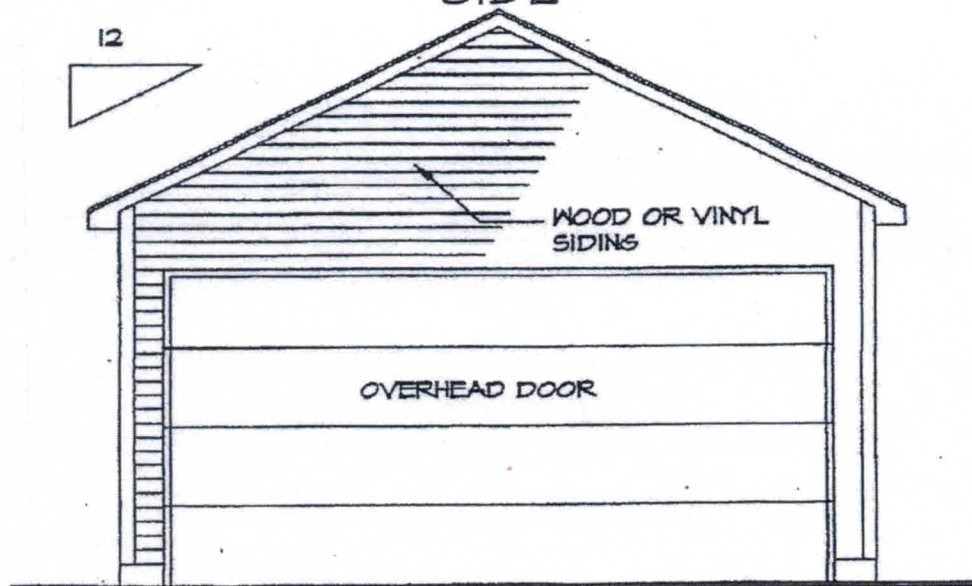
4A	PLAN / STANDARD GABLE
DATE: 1/07/09	SCALE: 1/4" = 1'-0"
HUDOCK GARAGES Phone 724-366-9425 P.O. BOX 851 UNIONTOWN, PA 15401	



Edward L. Myers



SIDE



FRONT

FAYETTE ENGINEERING COMPANY, INC.
2200 UNIVERSITY DRIVE, P.O. BOX 1030
UNIONTOWN, PENNSYLVANIA 15401

SEE SHEET ONE FOR GENERAL NOTES

5A

ELEVATIONS - STANDARD GABLE

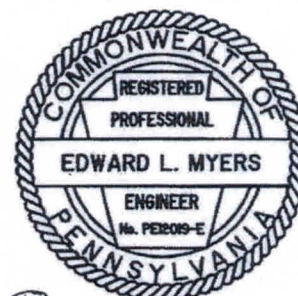
DATE: 1/07/09

SCALE: 1/4" = 1'-0"

**HUDOCK
GARAGES**

Phone 724-366-9425

P.O. BOX 851
UNIONTOWN, PA 15401



Edward L. Myers

12" ROOF
OVERHANG

2X4 TRUSSES @ 24" O.C.

SEE SHEET ONE FOR GENERAL NOTES

FAYETTE ENGINEERING COMPANY, INC.
2200 UNIVERSITY DRIVE, P.O. BOX 1030
UNIONTOWN, PENNSYLVANIA 15401

6A

STRUCTURAL ROOF PLAN - SG

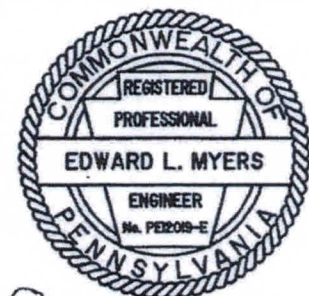
DATE: 1/07/09

SCALE: 1/4" = 1'-0"

**HUDOCK
GARAGES**

Phone 724-366-9425

P.O. BOX 851
UNIONTOWN, PA 15401



Edward L. Myers

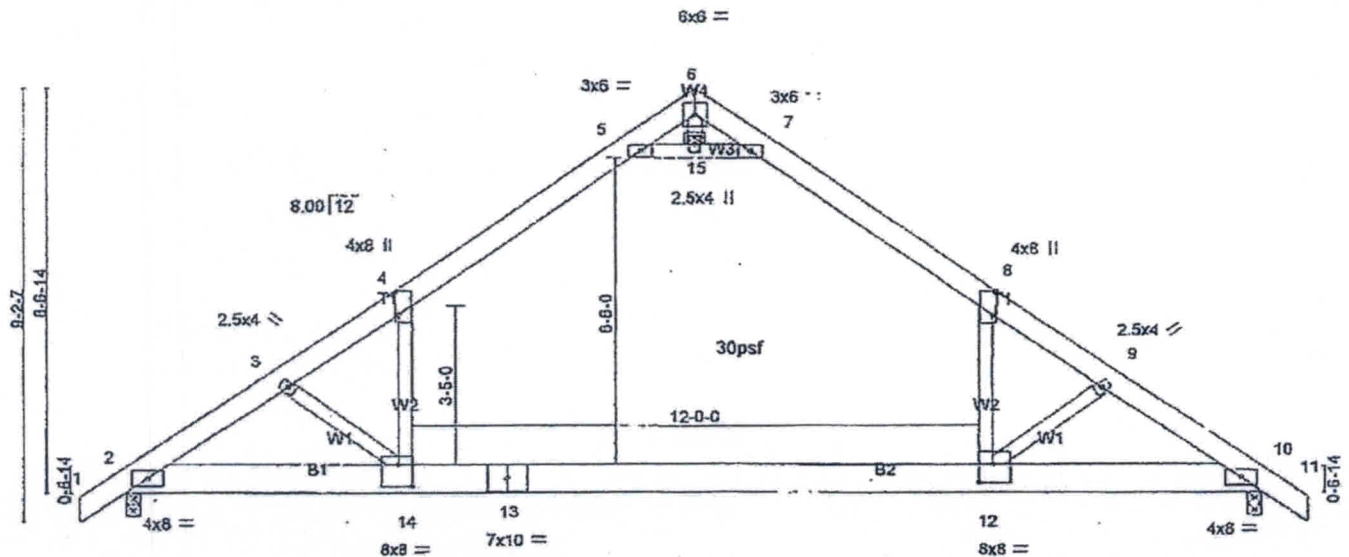
Job 1801596A	Truss A1	Truss Type ATTIC	Qty 11	Ply 1	PB A824
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84 Lumber 0280, Coat Center, PA 15423, JZ

ID:VP33N1_BdMuR8vaZx3XsDtnCWD-MVWqNVWP91_0f5bO2zMc3kYyb4L13Pd?EC8zlwRg

1-0-0	3-4-10	5-10-4	10-10-2	12-0-0	18-1-12	20-7-7	24-0-0	25-0-0
1-0-0	3-4-10	2-5-10	4-11-14	1-1-14 1-1-14	4-11-14	2-5-10	3-4-10	1-0-0

Scale = 1:42.8



3-4-10	5-10-4	18-1-12	20-7-7	24-0-0
3-4-10	2-5-10	12-3-8	2-5-10	3-4-10

LOADING (psf)	SPACING	CSL	DEFL	in (loc)	U/d	PLATES	GRIP
TCLL 30.0	2-0-0	TC 0.87	Vert(LL) -0.56	12-14	>512	MT20	197/144
(Roof Snow=30.0)	Plate Grip DOL 1.15	BC 0.62	Vert(CT) -0.87	12-14	>326		
TCOL 7.0	Lumber DOL 1.15	VB 0.74	Horz(CT) 0.03	10	n/a		
BCCL 0.0	Rep Stress Incr YES	Matrix S	Altic -0.29	12-14	517	Weight: 167 lb	FT = 20%
BCOL 10.0	Code IBC2015/TP12014				360		

LUMBER-
TOP CHORD 2x6 SP DSS
BOT CHORD 2x6 SP No.1 "Except"
B2: 2x6 SP DSS
WEBS 2x4 SP Stud
BRACING-
TOP CHORD
Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD
Rigid ceiling directly applied or 8-10-3 oc bracing.
WEBS
1 Row at midpt 5-7
MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide

NOTES-

- 1) Wind: ASCE 7-10; V_{ult}=115mph (3-second gust) V_{asd}=91mph; TCOL=4.2psf; BCDL=8.0psf; n=30ft; Cat. II; Exp B; enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-10; P_f=30.0 psf (flat roof snow); Category II; Exp B; Partially Exp.; C_t=1.1
- 3) This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
- 4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- 6) Ceiling dead load (5.0 psf) on member(s) 4-5, 7-8, 5-15, 7-15; Wall dead load (5.0psf) on member(s) 4-14, 8-12
- 7) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room 12-14
- 8) This truss is designed in accordance with the 2015 International Building Code section 2308.1 and referenced standard ANSI/TPI 1.
- 9) Altic room checked for L/360 deflection.

LOAD CASE(S)
Standard

REACTIONS. (lb/size)

2	=	1350/0-3-8 (min. 0-1-14)
10	=	1250/0-3-8 (min. 0-1-9)
Max Horz		
2	=	-168(LC 8)
Max Grav		
2	=	1574(LC 19)
10	=	1574(LC 20)

FORCES. (lb)
Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD
2-3=-258/0, 3-4=-2258/0, 4-5=-1480/67,
5-6=0/1219, 6-7=0/1217, 7-8=-1481/69,
8-9=-2261/0, 9-10=-2592/0
BOT CHORD
2-14=0/2226, 12-14=0/1529, 10-12=0/2142
WEBS
5-15=-3012/20, 7-15=-3012/20, 4-14=0/1257,
8-12=0/1267, 3-14=-690/57, 9-12=-899/55,
6-15=0/293

JOINT STRESS INDEX

2 = 0.55, 3 = 0.31, 4 = 0.40, 5 = 0.99, 6 = 0.74, 7 = 0.99, 8 = 0.41, 9 = 0.31, 10 = 0.55, 12 = 0.39, 13 = 0.75, 14 = 0.56 and 15 = 0.31

MARSH



NORTHMONT PLAN OF LOTS
PBV. 6, PG. 134

FILE NO.	SHEET NO.
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NORTHMONT PLAN OF LOTS
PBV. 6, PG. 134

RONALD J. REGOLA & ASSOCIATES L.L.C.
SURVEYING
GREENSBURG, PENNSYLVANIA

SURVEY

for
JACK W. & ROBIN
SAVAGE

GREENSBURG
WESTMORELAND COUNTY
PROFESSIONAL LANDSCAPE ARCHITECT

PENNSYLVANIA	FILE NO.		SHEET NO.

