

Precision Matthews Machinery

North Fayette Township, Allegheny County

Light Manufacturing Building Expansion

## Variance Request Narrative

### **1. Variance Request**

**Ordinance Section: 303.C**

**Ordinance Requirement:**

*At least one deciduous tree must be planted for each 750 square feet of gross lot area occupied by the building footprint in conjunction with any nonresidential development. A landowner and/or developer shall be permitted to apply the trees that are calculated as part of this requirement to those defined as part of Subsection 1B above.*

**Reason for Variance Request:**

Not enough room available on the property to plant the required number of trees which, based on a new building addition of XX SF, we would be required to plant XX new trees.

### **2. Variance Request**

**Ordinance Section: 307.I.1 and 2**

**Ordinance Requirement:**

*(1) Interior landscaping shall be required for new parking areas or expansion of existing parking areas containing more than 4,000 square feet or 10 parking spaces, whichever is less. Where a preexisting parking area is altered or expanded to increase the size to 4,000 or more square feet of area or 10 or more parking spaces, interior landscaping for the entire parking area shall be provided and not merely to the extent of its alteration or expansion.*

*(2) The interior landscape areas of a parking lot shall be equal to at least 10% of the aggregate size of the parking lot. This interior landscaping shall be distributed throughout the parking lot in order to satisfy the goal of shading the parking lot.*

**Reason for Variance Request:** Due to the nature of the existing and proposed building use (warehouse/manufacturing), large trucks need to enter and navigate through the parking area. Adding parking islands and interior landscaping would make these turning movements difficult/not possible.

### **3. Variance Request**

**Ordinance Section: 313.2 and 313-4**

**Ordinance Requirement:**

*(2) Street trees shall be installed and maintained along both sides of all streets. One street tree shall be provided at an average interval of every 35 feet of linear frontage along a street. Deep-rooted, street-tolerant, street tree species shall be carefully selected and utilized.*

*(4) Street trees shall be a minimum of 1.5 inches DBH in accordance with American Nursery Association standards and shall be planted in accordance with accepted landscape conservation practices. All required street trees shall be a minimum of 10 feet in height at the time of planting, as measured from the ground adjacent to the planted tree to the top of the tree. All street trees shall be selected from, and comply with, the list of permitted street trees found in Appendix E.*

**Reason for Variance Request:**

Along Green Meadow Road the only space available for street trees would be within the existing right-of-way for Green Meadow and on the property in question, there is an existing waterline and overhead power poles. Along Montour West Industrial Park, all along the frontage is essentially existing paving to serve the existing building. Therefore, based on this information, we believe that there is only room for a single tree along Montour West Industrial Park.

### **4. Variance Request**

**Ordinance Section: 313.6**

**Ordinance Requirement:**

*(6) Engineered steep slopes of 25% or more shall be landscaped with trees, minimum one inch DBH in size, planted 20 feet on center. All remaining areas of steep slope shall be planted with perennial ground cover vegetation.*

**Reason for Variance Request:**

The area on the property which would qualify for the requirement is already planted with the buffer yard required under section 305.3. And based on there not being any additional area on the site available to plant these trees, we are requesting a variance from this ordinance section.

**5. Variance Request****Ordinance Section: 307.I.6****Ordinance Requirement:**

*(6) Each tree of the type described in Subsection 1B of this section shall be presumed to shade a circular area having a minimum radius of 15 feet with the trunk of the tree as the center. There must be sufficient trees so that, using this standard, 10% of the area occupied by parking spaces (excluding driveways and traffic aisles) shall be shaded.*

**Reason for Variance Request:**

Due to the nature of the existing and proposed building use (warehouse/manufacturing), large trucks need to enter and navigate through the parking area. Adding parking islands and interior landscaping would make these turning movements difficult/not possible. Therefore we cannot plant additional trees within the paved area in order to provide the required shading.

**Summary:**

We believe that these variance requests should be granted because, if granted, the relief from the ordinance requirements would not pose any negative effect on the health, safety, and welfare to the general public.

Also, we believe that if relief from ordinance section 27-307.I.1 and 27-307.I.2 were not granted, this would pose a hardship on the owner, and he could not service his business as needed. In regards to the other variance requests for additional landscape plantings, we believe that the site cannot support the numerous plantings required and that if planted, the trees and shrubs would not survive due to not being given enough space.