

PERMIT REQUIREMENTS DETACHED GARAGE

Completed Building Permit application submitted along with a survey/plot plan of the property and two sets of drawings showing the construction of the garage. Construction drawings can be hand drawn and need to include the layout of the garage, footer/foundation specifications, and framing detail. Rain conductor tie-in/sump location will also have to be shown on the survey. Permit fee for a garage is \$0.20 per square foot with a minimum charge of \$150.00 that can be paid at the time the permit is submitted or when it is picked up. Any structure over 1000 square feet, add \$4.00 State Fee.

Survey/plot plan of property needs to have the garage location hand drawn on it as well as the setbacks from the rear and side property lines. As an accessory building a detached garage can only be located in the rear yard and its area cannot exceed twenty-five (25) percent of the total rear yard. The minimum setbacks, which must be adhered to, are:

R-1 Zoning District	Rear – 15' from the property line Side – 15' from the property line 25' from any road right-of-way Height of Accessory Facilities within 100 feet of a lot line. Max. is 15 feet.
R-2 Zoning District	Rear – 10' from the property line Side – 10' from the property line 25' from any road right-of-way Height of Accessory Facilities within 100 feet of a lot line. Max. is 15 feet.

Prior to application being submitted the survey must first be taken to the McCandless Township Sanitary Authority at 418 Arcadia Drive to have them stamp the survey for verification that there are no easements where the garage will be located.

If the builder has paid employees a Certificate of Insurance must be submitted from his insurance carrier verifying his coverage for workers' compensation. The builder's insurance carrier and policy number as well as Federal/State I.D. No. is also required for the application.

Following review by both the Zoning Officer and Building Inspector the Building Permit will be issued and the applicant notified by telephone.