

Zoning Hearing Board Narrative
Elghmy Residence
1503 Creek Road
Bethlehem, PA 18015
Scheduled for October 28, 2026

Typically, in my experience, a dimensional variance is sought for spatial and/or financial hardship. Here we are requesting a variance based on programming, massing, setting, context and solar orientation.

- Our program calls for an accessible in-law suite that needs to be connected to the main house's kitchen and living space. Accessible also includes an accessible garage. Other options would have made connecting to the existing living space more difficult.
- The addition is designed to be smaller than the main house. The roof line is lower; the scale is shrunk by using a shed roof at the south end rather than designing a bigger structure.
- The entire connector and "barn" are sized to look as though they are sitting on the existing stone wall. Without this foundational aspect the addition would appear to be floating. The shed aspects of the garage also steps back because it extends further than the wall. This view from the road makes it look like the addition was intended.
- Farm houses in PA and New England typically kept the roof lines in the same direction and scaled back from the main house as they were added over time.
- Also, rotating the structure would have impacted the solar benefit of the existing sun room.

Based on these design considerations we feel that what we have submitted does not further impinge on the set back any more than the pre existing structure does and that the overall design, after many iterations, is the best and worthy of a dimensional variance.

Thank you for your consideration!