

Zoning Narrative

This Zoning Application is submitted on behalf of West Frankford Street, LLC, owner of 110 West Frankford Street, City of Bethlehem, Northampton County, Pennsylvania. The property is located in the RT-High Density Residential Zoning District and is a nonconforming structure.

Currently, the property consists of two residential units in the main building which were granted by Zoning Opinion from the City of Bethlehem dated August 1, 2009 copy attached. The property also has an existing, oversized and attached storage garage with a built-in smaller garage which was used by one of the tenants.

The building and the garage are existing nonconforming structures. The structures are built to the property line.

Applicant seeks to reduce the nonconformity of the garage and reduce its square footage from 2,206 square feet to 1,294 square feet. Applicant seeks to increase the setback on the northern boundary from zero (0) feet to six (6) feet and from zero (0) feet to two (2) feet on the southern boundary.

Applicant seeks to construct a new garage which will accommodate three (3) cars and seek to add an additional unit on to the second floor of the garage. The unit will consist of a two bedroom dwelling unit with a living room, kitchen and bath. The proposed construction of the new garage is attached in the Application as Exhibit 2.

Applicant does not need any parking or dimensional relief for the requested construction.

Applicant will reduce the square footage of the garage and seeks to add the additional units on the property to include the two in the existing main building and one additional unit above the garage. Applicant requests a special exception pursuant to Article 1323.04.

Applicant is not seeking additional increases of the nonconformity regarding dimensional standards. In fact, Applicant is reducing the dimensional nonconformities.

With the removal of the old commercial garage and construction of a new garage with a second floor apartment, Applicant will be able to accommodate six (6) parking spaces on the property.

The additional apartment will be approximately 1,036 square feet.

There will be no alteration to the existing main building on the property. Applicant will reduce the footprint of the garage.

The existing 18 x 14 portion of the garage that protrudes from the contractor garage and is required to be used for parking by one of the tenants in the existing two units will be removed. This removal will substantially improve the site lines and safety of the traffic intersection of the Southwest corner of Frankford Street and Orchard Street.

The property was formally a contractor's warehouse which included an attached garage to accommodate the contractor's warehouse.

Applicant seeks a variance to Article 1306.01(A)(4), in the alternative to the request for special exception to the nonconforming nature of the property to permit the additional dwelling unit and a variance from the lot area per dwelling unit requirement.