SITE ADDRESS: 1762 W. UNION BLVD. BETHLEHEM PA 18018

Office Use Only:

DATE SUBMITTED: MAY 29, 2019 HEARING DATE: JUNE 26, 2019

PLACARD: YES FEE: 250.00

ZONING CLASSIFICATION: RS LOT SIZE: 8,450 Sq. Ft.

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD, 10 E. CHURCH STREET, BETHLEHEM, PA 18018

1. **Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.**

2. *The application is due by 4PM the 4th Wednesday of the month. The hearing will be held the 4th Wednesday of the next month.*

3. **If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.**

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- ☐ Appeal of the determination of the Zoning Officer
- ☐ Appeal from an Enforcement Notice dated _____
- ☑ Variance from the City of Bethlehem Zoning Ordinance
- ☐ Special Exception permitted under the City Zoning Ordinance
- ☐ Other: _____

SECTION 1

APPLICANT:
Name MICHAEL LEUPOLD
Address 1762 W. UNION BLVD
BETHLEHEM PA 18018
Phone: [redacted]
Email: [redacted]
OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written

authorization from the owner of the property when this application is filed.
Name
Address
Phone:
Email:
ATTORNEY (if applicable):
Name
Address
Phone:
Email:

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
1306.01(a)(2)	25% MAX BLDG CVG	30% MAX BLDG CVG	5%

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable:

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

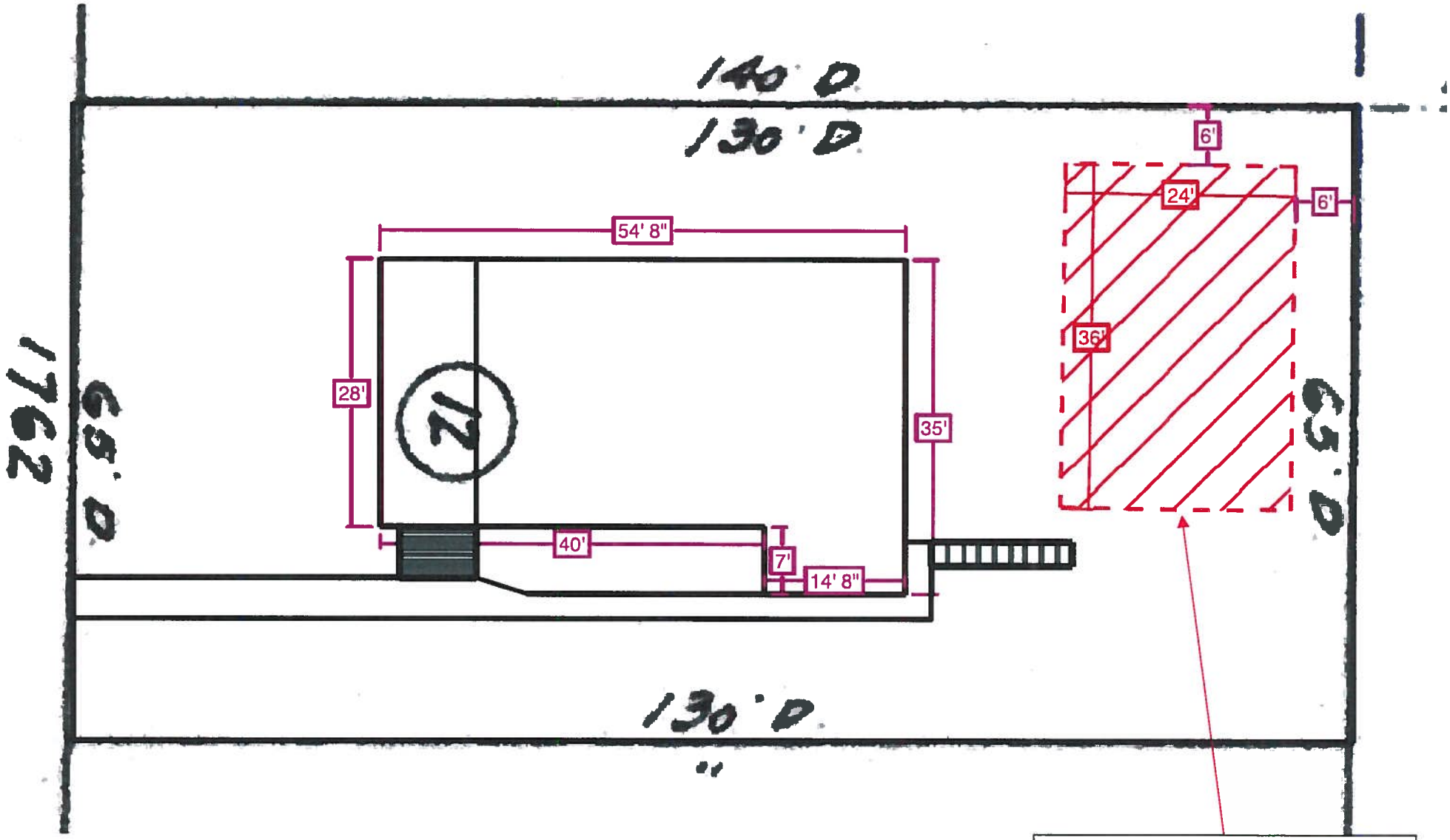
I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

Applicant's Signature — Date: 4/29/2019

Property owner's Signature — Date: 4/29/2019

Received by — Date

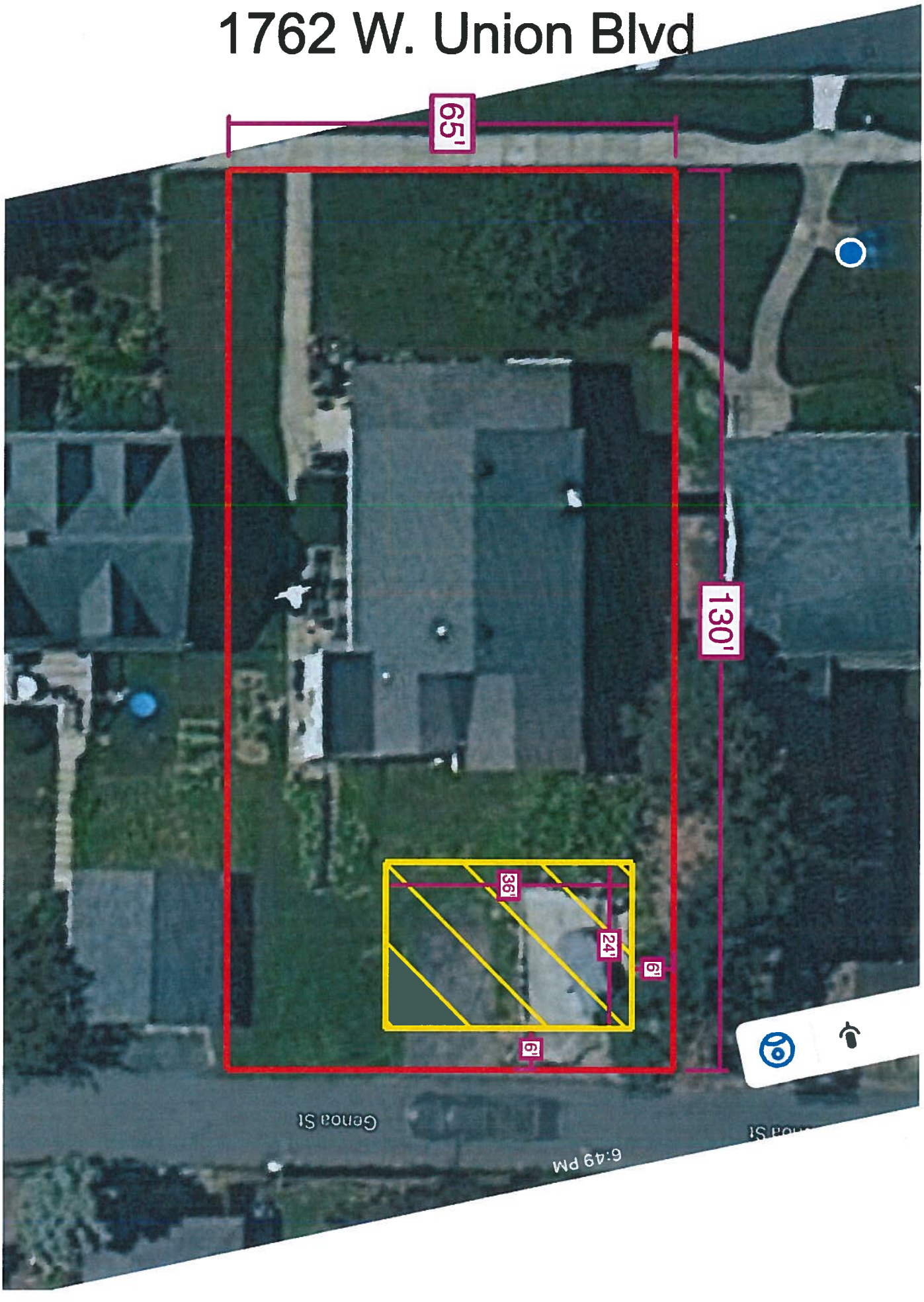
NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

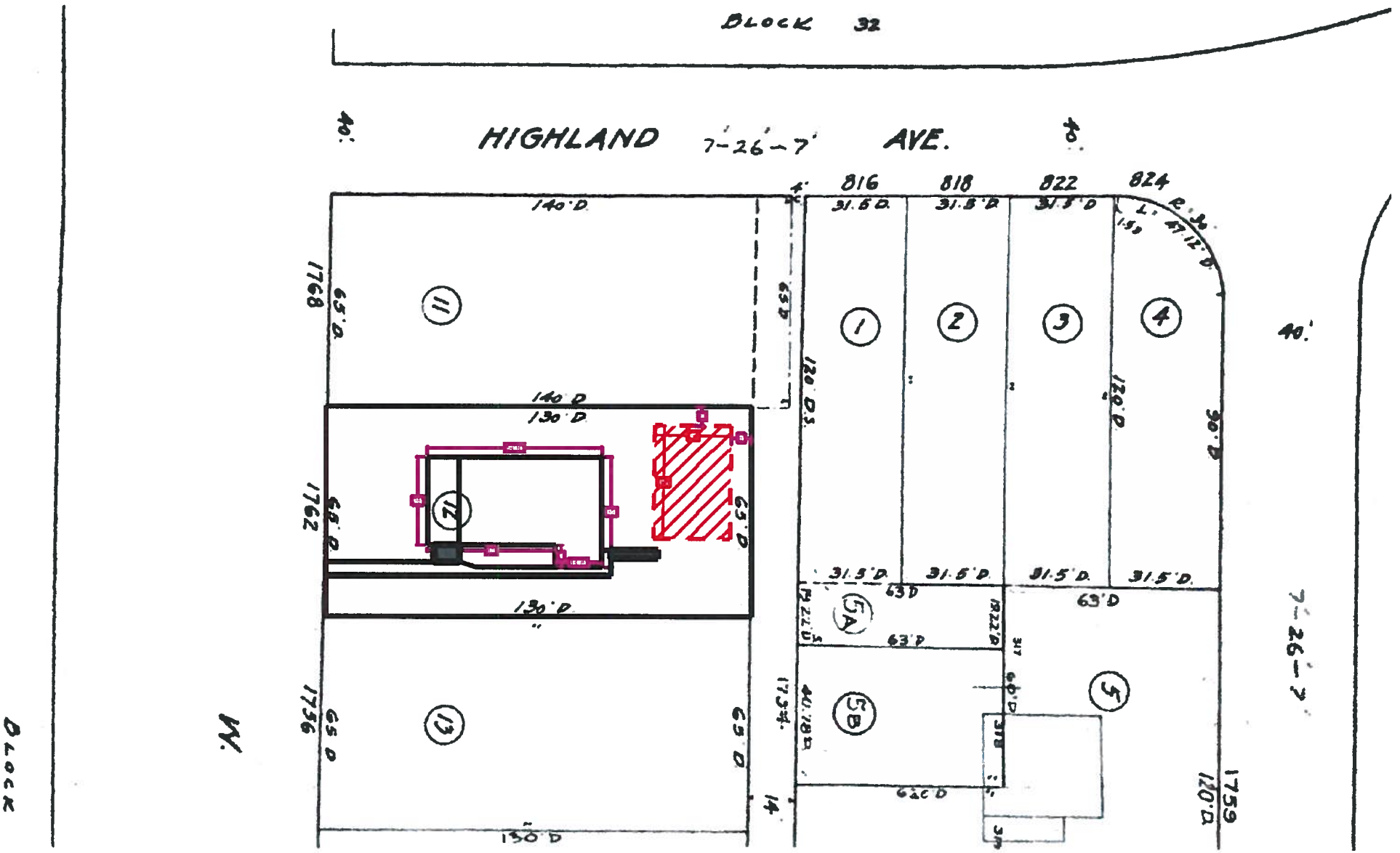


Site Address: 1762 W. Union Blvd. Bethlehem, PA, 18018

Lot Size: 8450 ft²
Existing Building Coverage: 1633.33 ft²
Proposed New Garage Size: 864 ft²
Proposed New Building Coverage: 2497.33 ft² (29.55% of Lot)

1762 W. Union Blvd





Site Address: 1762 W. Union Blvd. Bethlehem, PA, 18018

Narrative

I am looking to obtain a dimensional variance to increase the maximum building coverage at 1762 W. Union Blvd, Bethlehem, PA from 25% to 30%. This request is to accommodate a 24' x 36' garage in the rear of the property. Currently there is 20' x 20' pad in the rear where a garage existed at one point, as well as a 14' x 20' paved parking pad. Both of these would be removed and a new pad would be installed as part of the building construction. The area of these two aged and degraded pads would be enclosed by the new garage. The property is two residential units, thus the request for the larger garage is to be able to provide the opportunity for enclosed parking for both units. While the garage will provide year around functionality and safety, moving cars off the street, it will be especially practical as Union Blvd is a snow emergency route, not allowing parking during severe snowstorms and other emergencies. The aggregate effect of this is the need for additional enclosed parking then would typically be allotted for a single residential unit.

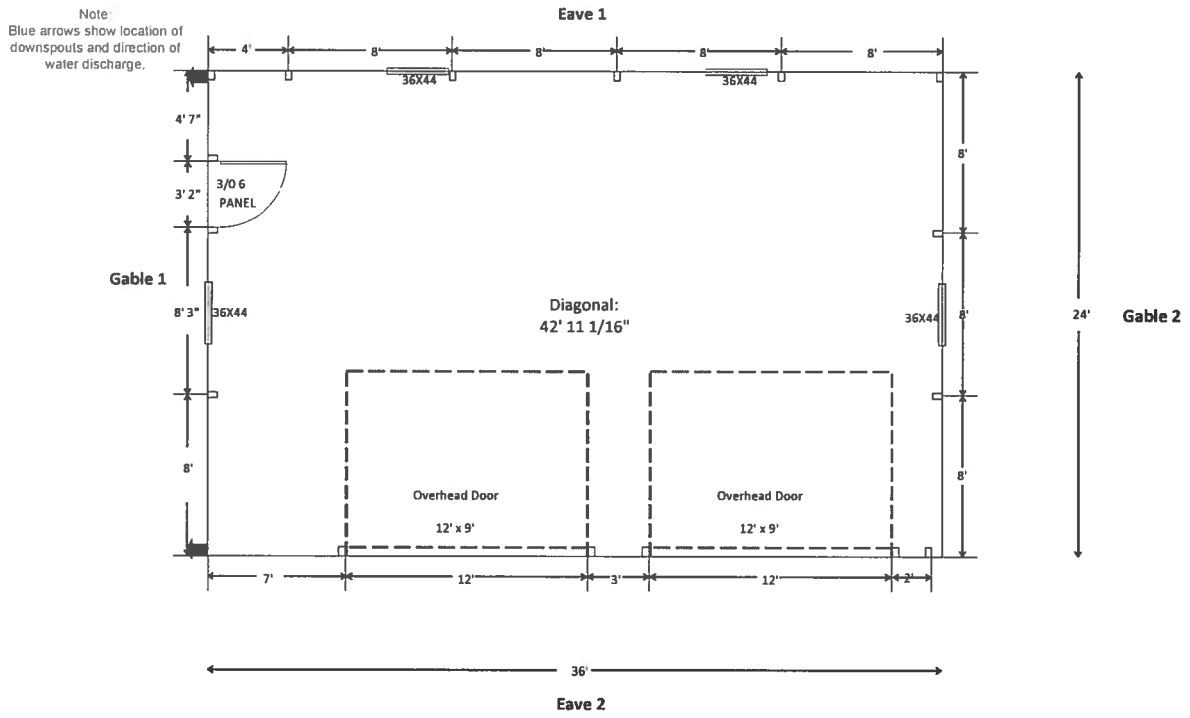
Additionally, it should be noted that this property is owner occupied and will be tastefully constructed to match the exterior of the house and blend into the surrounding neighborhood.

Thank you,

Michael Leupold

Floor Plan / Post Layout

Dimensions:
24' wide x 36' long x
10' 2" Inside height
(above finished floor)



Mike Leupold
1762 West Union Blvd.
Bethlehem PA 18018

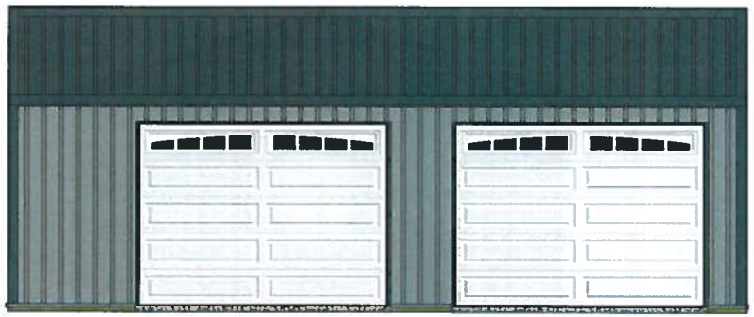
Elevation Plan

Gable 1

Eave 1

Gable 2

Eave 2



Mike Leupold
1762 West Union Blvd.
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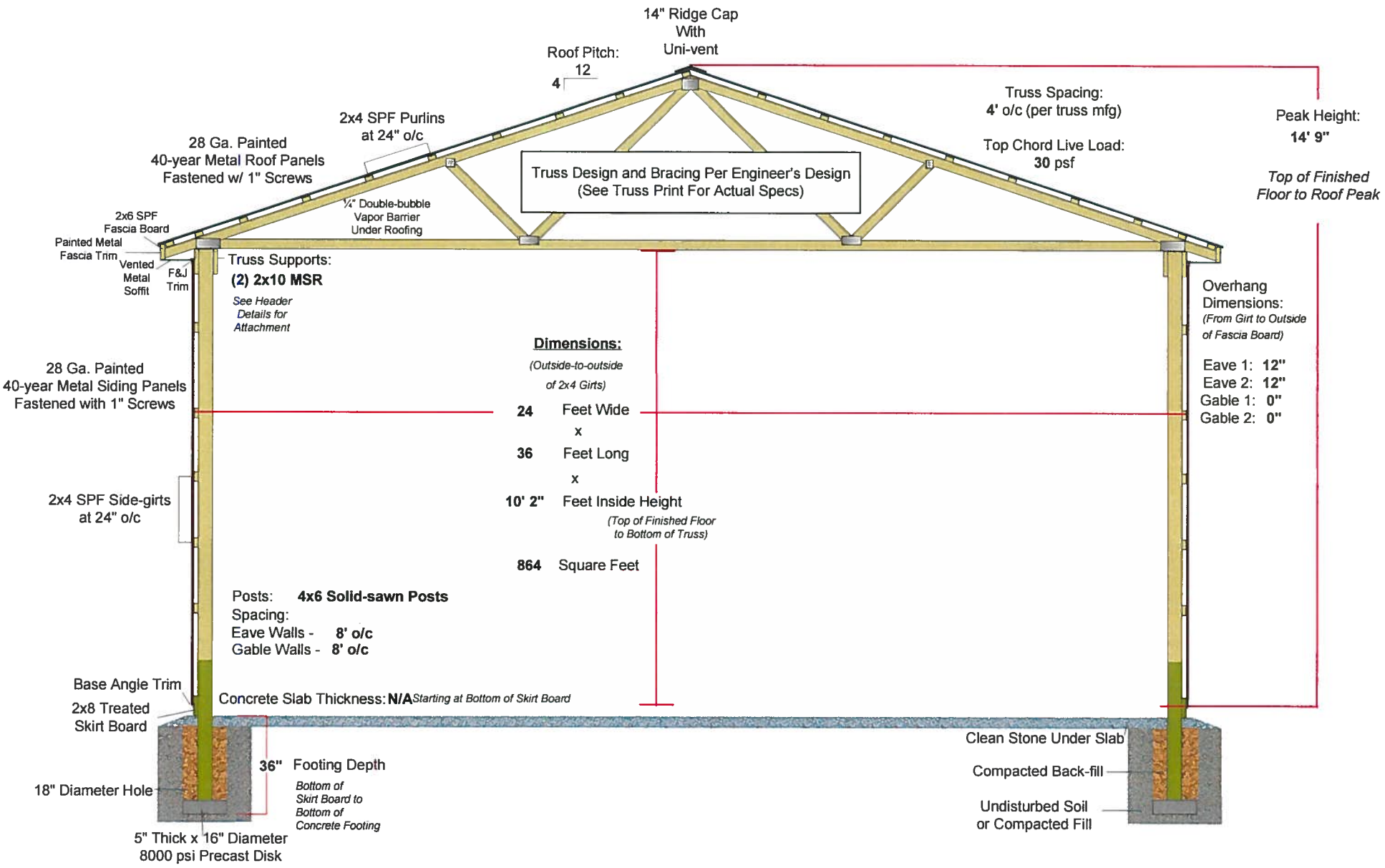
Pole Building Cross Section
(Not To Scale)



Mike Leupold
1762 West Union Blvd.
Bethlehem PA 18018

A/1

TRUSS SUPPORT CONNECTION DETAILS

Attaching Trusses at Post
Engineered wooden roof truss attached to post or truss block w/ (8) 12D nails

Truss tied to support with the Simpson **H2.5** hurricane ties fastened per mfg specifications

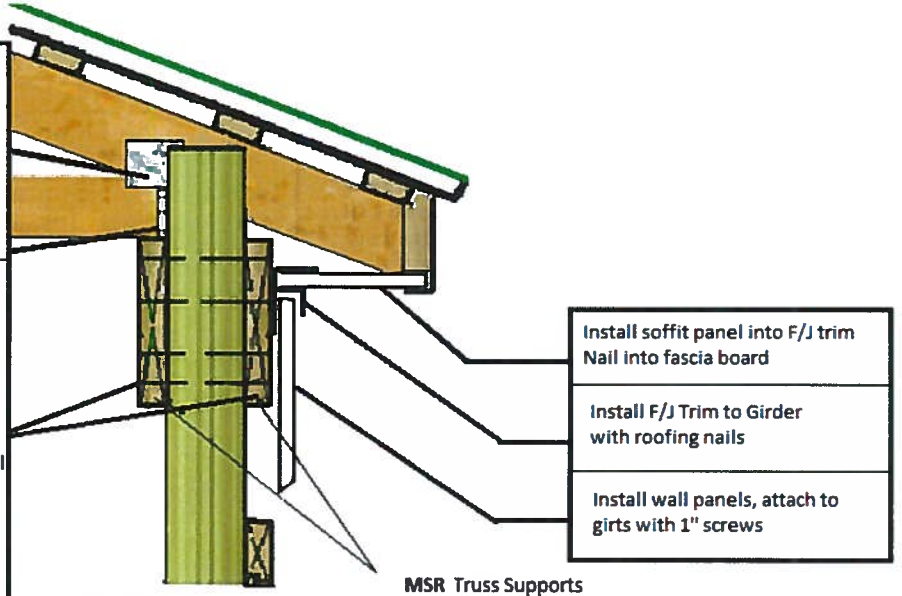
Truss Supports
8 ft span on eaves: **Double 2x10 MSR**

12 ft span on eaves: **Double 2x12 MSR**

(2) Truss supports (1) attached to each side of post.
If additional supports are required, optional locations are as follows:

a) notched into post along side of main support
b) stacked under main support and attached per schedule

All Supports are MSR

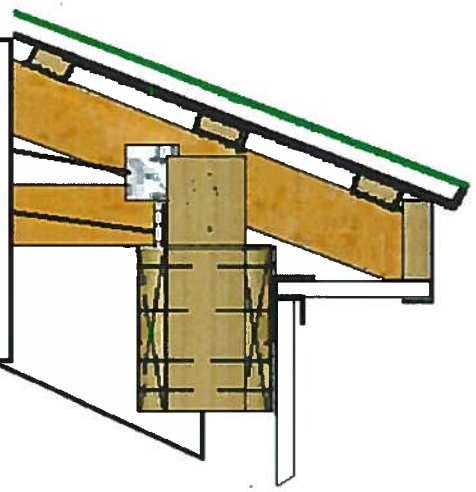


Truss Connection at Post

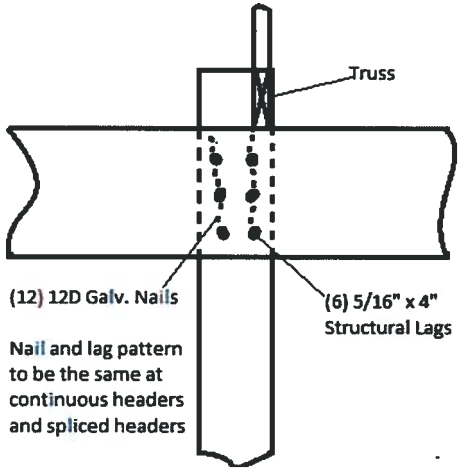
Attaching Trusses at Truss Block
Engineered wooden roof truss attached to post of truss block w/ (8) 12D nails

Truss tied to support with Simpson **H2.5** hurricane ties fastened per mfg specifications

Truss connection block installed between supports with (8) 12D nails



Truss Connection at Truss Block



Truss Support Fasteners

Job	Truss	Truss Type	Qty	Ply	Stock Trusses
B504135	T24	FINK	1	1	I23976302
					Job Reference (optional)

Superior Trusses, Ephrata, PA 17522

7.530 s Jul 11 2014 MiTek Industries, Inc. Mon Apr 13 13:44:25 2015 Page 1
ID:I_G_4UlRJ4EAPkO1Yk0i6QyZV9n-rTDIX8zAjsS0eQdspW7SzGndbZoZQtLuSEsDVhzR6fq

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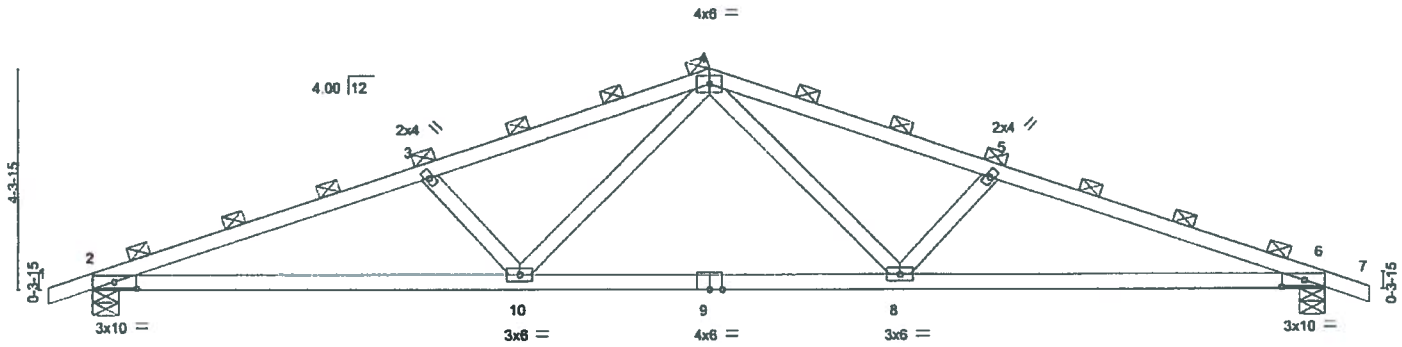

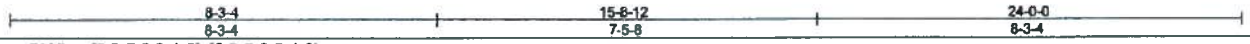

Plate Offsets (X,Y)— [2:0-5-2,0-1-8], [6:0-5-2,0-1-8]

LOADING (psf)		SPACING-	4-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	30.0	Plates Increase	1.15	TC	0.95	Vert(LL)	-0.32	8-10	>888	240	MT20	197/144
(Roof Snow=30.0)		Lumber Increase	1.15	BC	0.97	Vert(TL)	-0.55	6-8	>512	180		
TCDL	5.0	Rep Stress Incr	NO	WB	0.33	Horz(TL)	0.17	6	n/a	n/a		
BCLL	0.0	Code	IBC2009/TPI2007	(Matrix)		Wind(LL)	0.15	8-10	>999	360	Weight: 77 lb	FT = 0%
BCDL	5.0											

LUMBER-
TOP CHORD 2x4 SPF 2100F 1.8E
BOT CHORD 2x4 SPF 1650F 1.3E
WEBS 2x4 SPF No.2

BRACING-
TOP CHORD 2-0-0 oc purlins (2-3-2 max.)
(Switched from sheeted: Spacing > 2-8-0).
BOT CHORD Rigid ceiling directly applied or 7-7-6 oc bracing.

REACTIONS. (lb/size) 2=2038/0-6-0, 6=2038/0-6-0
Max Horz 2=-107(LC 7)
Max Uplift 2=-466(LC 9), 6=-466(LC 9)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-4464/918, 3-4=-3855/821, 4-5=-3855/821, 5-6=-4464/918
BOT CHORD 2-10=-773/4093, 8-10=-429/2753, 6-8=-773/4093
WEBS 3-10=-1062/319, 4-10=-201/1330, 4-8=-201/1330, 5-8=-1062/319

NOTES-
1) Wind: ASCE 7-05; 90mph; TCDL=3.0psf; BCDL=3.0psf; h=15ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; enclosed; MWFRS (all heights); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
2) TCLL: ASCE 7-05; Pf=30.0 psf (flat roof snow); Category II; Exp C; Fully Exp.; Ct=1.2
3) Unbalanced snow loads have been considered for this design.
4) This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
6) Plates checked for a plus or minus 2 degree rotation about its center.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 2=466, 6=466.
9) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
10) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

April 13,2015

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERANCE PAGE MII-7473 rev. 02/16/2015 BEFORE USE.
Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 781 N. Lee Street, Suite 312, Alexandria, VA 22314.

MiTek
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Chesterfield, MO 63017