

Phillips & Donovan Architects, LLC

H. Joseph Phillips, AIA, LEED AP
Principal



APPLICATION ZONING VARIANCE: BUILDING COVERAGE

Property Location: 144 Moreland Ave., Bethlehem PA 18017

The existing property has a lot area of 19,620 SF. Under the RR district guidelines, there is a strict building coverage maximum of 15% (2,943 SF.) However, the property's existing building coverage is already over that limit at 3,220 SF., which is 16.42 % (277 SF.)

We are planning to construct a one-story addition of approximately 341 SF. This addition will bring the total building coverage to 3,561 SF. (18.16%). Counting what is already existing over the limit, we are seeking a total variance of 3.16% (a 1.74% incremental increase over the existing conditions.)

The proposed addition complies with all required yard setbacks, and preserves over 81% of the lot as open space.

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