

Robert H. Piligian, SU-42307 E

Job: 43031

Date: October 10, 2023

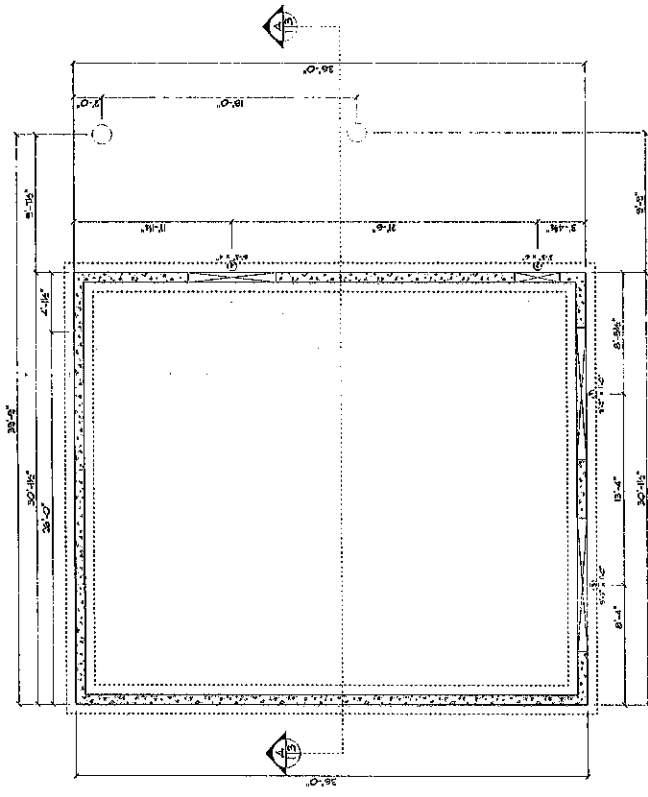
Supplemental Statement/Narrative concerning Variance
2133 Loring Drive

The proposal is to construct a 30.12' wide X 36.00' deep two-car detached garage with a 10.00' X 18.00' open porch, with the garage observing a maximum height of 25' at the peak of the roof to permit the use of the attic area as a hobby room.

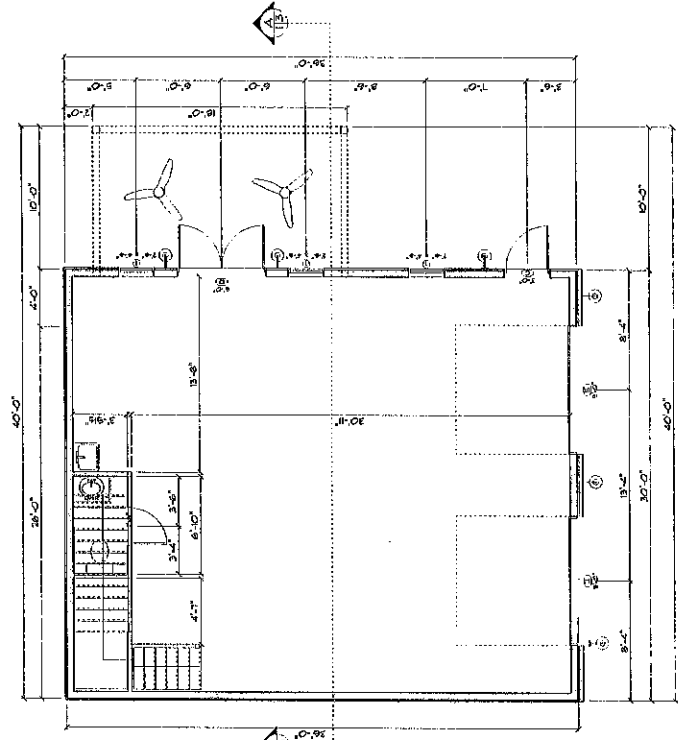
The site currently consists of 1.0179-acres of land with an existing dwelling, patio, pool area, shed, access walks and driveway. According to Lehigh County records, the dwelling was constructed in 2003, before the current owner acquired the property in 2018. The prior owner sited the dwelling, driveway and pool area in close proximity to the Northerly property line. Due to the location of the existing driveway and dwelling and other on-site improvements, the most logical location for a detached garage is in this general area. This affords the use of the attic area of the proposed garage as a hobby room. Also, there will be a powder room (toilet and sink) that may be used by pool guests along with the attached porch adjacent to the pool area. See attached plan. The variance request is to permit a height of 25' where the Zoning Ordinance permits 20' maximum height for a detached garage. The garage will have a roof over the ground floor and the proposed hobby room will occupy the attic area only. An adjoining porch area will not have any attic area. The architecture of the garage will be in harmony with the existing dwelling which has similar roof lines. The applicant has no intention to rent the hobby room to anyone for any use and understands that any other use beyond a hobby room would need additional approvals from South Whitehall Township, including an accessory dwelling unit use.

The site and surrounding neighborhood is zoned RR-2, Rural Residential, and the proposal will not alter the essential character of the neighborhood in that the garage will blend into the neighboring structures. The site has several unique physical and topographic challenges including a rather irregular-shaped property and the existing improvements limit the size of the garage footprint. The dwelling was constructed by a prior owner in 2003 and the current owners only wish to use the attic space over the ground floor of the garage as a hobby room. This utilization of the attic area represents the minimum relief needed to accommodate the owner's desires and maintain the unique physical features of the property.

The applicant is the owner of the property and is performing this work to enhance their quality of life and remain within South Whitehall Township. A variance of Section 350-24(c)(2) of the South Whitehall Township Zoning Ordinance would afford that opportunity.

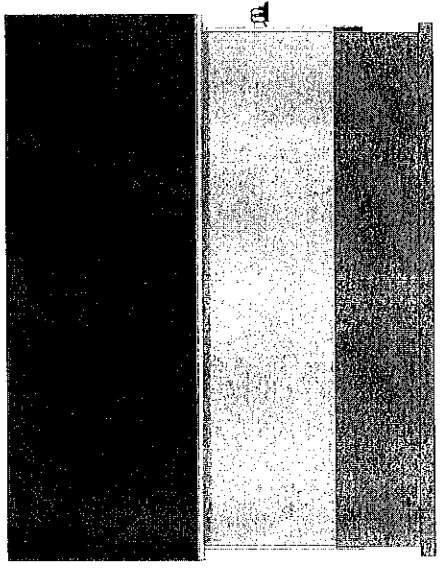


BASEMENT
 SCALE: 1/4" = 1'-0"

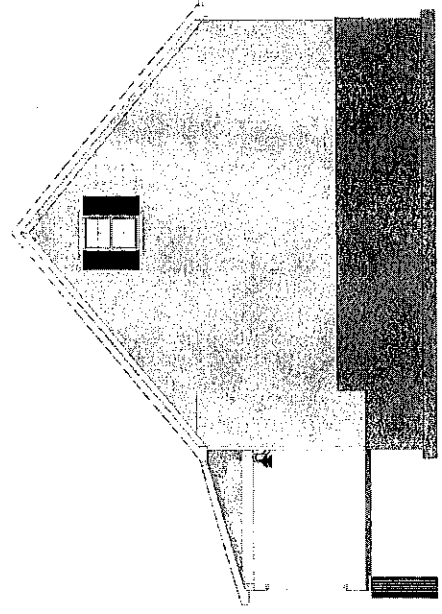


MAIN FLOOR
 SCALE: 1/4" = 1'-0"

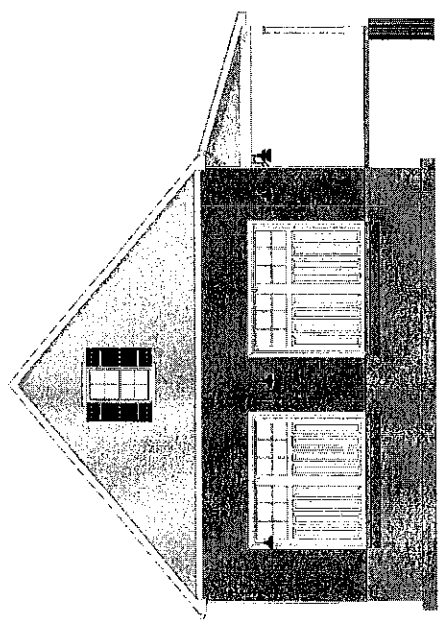
NO.	DESCRIPTION	QTY	UNIT
1	1" x 4" S.P.	145	
2	1" x 6" S.P.	100	
3	1" x 8" S.P.	800	
4	1" x 10" S.P.	1700	
5	1" x 12" S.P.	1700	
6	1" x 14" S.P.	1700	
7	1" x 16" S.P.	1700	
8	1" x 18" S.P.	1700	
9	1" x 20" S.P.	1700	
10	1" x 22" S.P.	1700	
11	1" x 24" S.P.	1700	
12	1" x 26" S.P.	1700	
13	1" x 28" S.P.	1700	
14	1" x 30" S.P.	1700	
15	1" x 32" S.P.	1700	
16	1" x 34" S.P.	1700	
17	1" x 36" S.P.	1700	
18	1" x 38" S.P.	1700	
19	1" x 40" S.P.	1700	
20	1" x 42" S.P.	1700	
21	1" x 44" S.P.	1700	
22	1" x 46" S.P.	1700	
23	1" x 48" S.P.	1700	
24	1" x 50" S.P.	1700	
25	1" x 52" S.P.	1700	
26	1" x 54" S.P.	1700	
27	1" x 56" S.P.	1700	
28	1" x 58" S.P.	1700	
29	1" x 60" S.P.	1700	
30	1" x 62" S.P.	1700	
31	1" x 64" S.P.	1700	
32	1" x 66" S.P.	1700	
33	1" x 68" S.P.	1700	
34	1" x 70" S.P.	1700	
35	1" x 72" S.P.	1700	
36	1" x 74" S.P.	1700	
37	1" x 76" S.P.	1700	
38	1" x 78" S.P.	1700	
39	1" x 80" S.P.	1700	
40	1" x 82" S.P.	1700	
41	1" x 84" S.P.	1700	
42	1" x 86" S.P.	1700	
43	1" x 88" S.P.	1700	
44	1" x 90" S.P.	1700	
45	1" x 92" S.P.	1700	
46	1" x 94" S.P.	1700	
47	1" x 96" S.P.	1700	
48	1" x 98" S.P.	1700	
49	1" x 100" S.P.	1700	



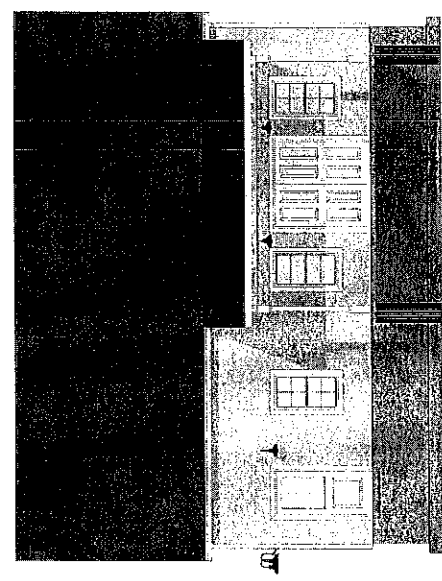
WEST ELEVATION
SCALE: 1/4" = 1'-0"



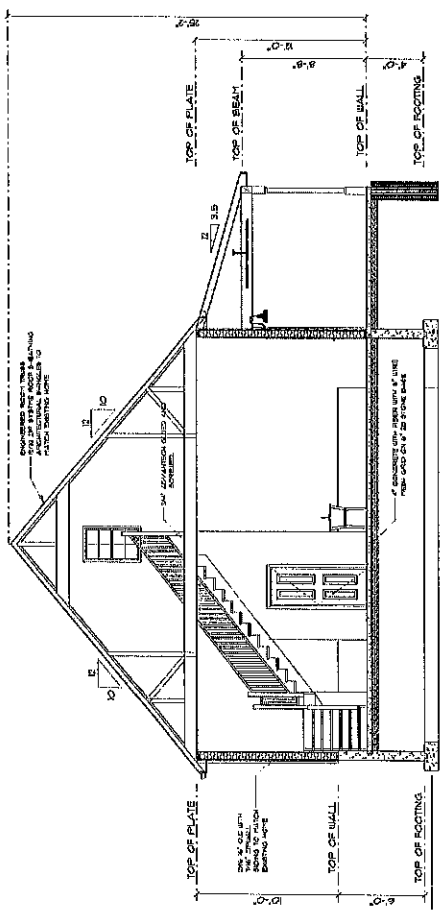
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



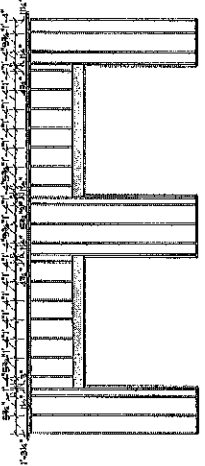
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



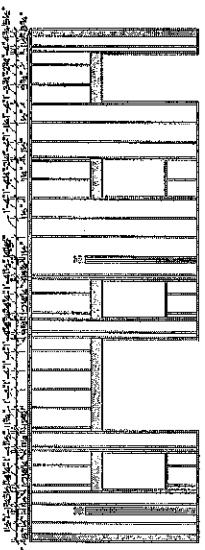
EAST ELEVATION
SCALE: 1/4" = 1'-0"



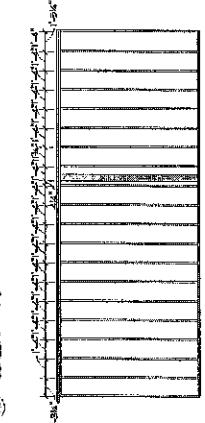
CROSS SECTION A-A
SCALE 1/4" = 1'-0"



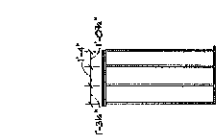
FRONT WALL FRAMING



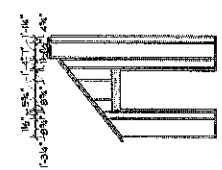
RIGHT WALL FRAMING



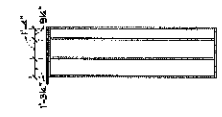
REAR WALL FRAMING



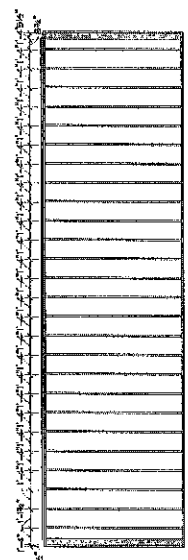
BACK WALL BATHROOM



STAIR RAKE WALL BATHROOM



BATHROOM END WALL



LEFT WALL FRAMING

WALL FRAMING
SCALE 1/4" = 1'-0"