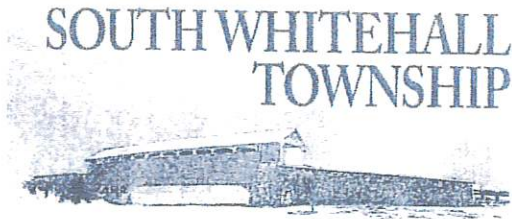


DO NOT WRITE IN THIS SPACE. FOR OFFICIAL USE ONLY.

Submission Date: _____ Appeal Number: _____

Fee Paid: _____ Receipt Number: _____ Meeting Date: _____



ZONING HEARING BOARD

NOTICE OF APPEAL

PROPERTY ADDRESS: 2133 LORING DRIVE APPLICATION DATE: 10/16/2023 *
 APPLICANT: ALLISON A. GALLARDO REVISED 11/19/2024 *
 APPLICANT ADDRESS: 2133 LORING DRIVE, ALLENTOWN, PA 18104
 APPLICANT TELEPHONE: 610-737-8678 * APPLICANT EMAIL: allisong383@gmail.com

PROPERTY OWNER'S NAME: SAME AS APPLICANT

PROPERTY OWNER'S ADDRESS: _____

OWNER'S TELEPHONE: _____ OWNER'S EMAIL: _____

APPLICANT'S RELATIONSHIP TO OWNER: _____

PROPERTY OWNER'S CERTIFICATION AND AUTHORIZATION:

I hereby certify that I am the owner of the subject property and authorize the applicant named herein to make application and testify before the South Whitehall Township Zoning Hearing Board.

OWNER'S PRINTED NAME: ALLISON GALLARDO SIGNATURE: [Signature] *
BENJAMIN WITMER [Signature]

SECTION	TYPE OF REQUEST*	DESCRIPTION
350-24(c)(2) ACC. GAR	VARIANCE	VARIANCE TO ACC. GARAGE HEIGHT, 20' REQ'D, 25' PROP.
* 350-24(c)(2) SIDE YARD	VARIANCE	VARIANCE FOR SIDEYARD SETBACK TO CONSTRUCT ADDITION TO EXISTING DWELLING, 25' REQUIRED, 13.4' PROPOSED

*Variance, Special Exception, Conditional Use, Temporary Use, or Favorable Interpretation

The description of the property involved in this appeal is as follows:

Location: 2133 LORING DRIVE
Lot Size: 44,341 S.F. / 1.0179 AC.
Zoning District: LR-2
Present Use: SINGLE-FAMILY RES.
Proposed Use: " " " w/DETACHED GARAGE

State the basis for the appeal: (Please include the grounds for appeal, with respect to law and fact, to grant the appeal, Special Exception or Variance, and, if a legal hardship is claimed, state the specific hardship:

(SEE ATTACHED NARRATIVE)

ZONING HEARING BOARD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

NOTICE OF APPEAL

Please answer the following questions which apply to your appeal. The purpose of this information form is to assist both you and the Zoning Hearing Board in the quick and efficient review of your application. Please type or print clearly.

- 1. What is the full name and mailing address of the owner(s) of the property that is the subject of this appeal? **Please attach a copy of the current Lehigh County Property Assessment record.** (Available online at www.lehighcounty.org/departments/assessments).

NAME: ALLISON A. GALLARDO

ADDRESS: 2133 LORING DRIVE, ALLENTOWN, PA 18104

- 2. If the applicant is other than the owner(s), what is the full name and mailing address of the applicant, and the specific interest of the applicant in the subject property (e.g., equitable owner under a signed Agreement of Sale, lessee under a signed Lease Agreement with authorization from the landowner, holder of an Option or contract to purchase, authorized agent for owner, etc.). Please attach written proof of interest, or a written statement signed by the property owner(s) giving you authorization to present the property owner's interests before the Zoning Hearing Board.

NAME: SAME AS OWNER

ADDRESS: _____

INTEREST: _____

- 3. What is the exact location of the property in question? Please include the county parcel identification number.

LOCATION: 2133 LORING DRIVE PIN - 547787435510-1

- 4. Has any previous application or appeal been filed in connection with the subject property? YES NO

If YES, please list the name and appeal number under which it was filed:

NAME: _____

APPEAL: _____

- 5. What was the date of the acquisition of the subject property by the owner(s)?

DATE: 11/24 / 2018

6. What are the exact dimensions of the property (i.e. the length of the front, sides and rear property lines)?

DIMENSIONS: SEE ATTACHED PLAN

7. What is the square footage of the property?

SQUARE FOOTAGE: 44,341 S.F.

8. Please describe the dimensions (height, width, and depth) and the type of construction (materials used) for the proposed building or structure.

A DIMENSIONS: 30.12' X 36.00' GARAGE W/ ROOFED WALKWAY/PORTH

TYPE OF CONSTRUCTION: FRAME

9. What is the specific nature of the present use being made of the property?

PRESENT USE: SINGLE FAMILY RES.

10. What is the approximate cost of the work involved?

COST: > \$100,000.00

11. Upon what grounds do you base this appeal?

A. Temporary Use. A Temporary Use is a certain use or activity which is not otherwise permitted in the Zoning Ordinance but its establishment and operation for a limited period of time would serve the public interest. The Zoning Hearing Board may approve a Temporary Uses if the use does not detrimentally affect the use of neighboring properties, and the use will materially contribute to the general welfare, needs and convenience of the Township, and the specific dates of the use, in the judgment of the Zoning Board, serve the intended purpose.

B. Special Exception Use. A Special Exception Use is a specific use, shown as a Special Exception Use in the Zoning District Schedule, which is permitted upon the approval by the Zoning Hearing Board if the Board finds that the use is generally not detrimental to the neighborhood and that the minimum standards specified for the use are proposed. The Board can attach any reasonable conditions it deems appropriate.

C. Variances. A variance to the Zoning Ordinance is required when a proposed use or structure does not meet all of the requirements placed on it by the Ordinance. The Zoning Hearing Board may grant a variance when the applicant demonstrates that the variance will not be contrary to the public interest and where, owing to unique conditions of the land, a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship. Such hardships occur only where circumstances affecting the land are unique and applicable to that land alone. If there is a general hardship, the situation should be remedied by a revision of the general Zoning Ordinance and not by the grant of a variance.

NOTE: If your request is a Temporary Use or a Special Exception Use, please use the space

below and on the next page to explain your request, if you are requesting a Variance, please proceed to question number 12.

NATURE OF REQUEST:

SEE ATTACHED NARRATIVE

Lined area for the response, containing horizontal lines for text entry.

ANSWER QUESTIONS NUMBERS 12 THRU 22 FOR VARIANCE REQUEST

12. Are there unique physical circumstances or conditions including irregularity, narrowness, or shallowness of the lot's size or shape, or exceptional topographical or other physical conditions peculiar to the subject property?

CONDITION: YES, LOT IS IRREGULARLY-SHAPED, ON-LOT SEPTIC FORCED IMPROVEMENTS TO ONE-SIDE, REDUCING AREA FOR GARAGE

13. Do the conditions stated in question number 13 prevent the possibility that the property can be developed within strict conformity of the Zoning Ordinance?

YES: NOTE ENOUGH ROOM FOR LARGER FOOTPRINT FORCES USE OF ATTIC AREA FOR HOBBY ROOM

NO: _____

14. Has this hardship been created by the applicant?

YES: _____

NO: SITE WAS IMPROVED IN 2003, 15 YEARS PRIOR TO CURRENT OWNER

15. Will the character of the neighborhood be altered by the granting of this variance?

YES: _____

NO: SCALE/SIZE SIMILAR TO NEIGHBORHOOD

16. Is the requested variance the minimum variance needed to afford relief from the Zoning Ordinance?

★

YES: ~~SMALLEST/SHORTEST ROOF LINE POSSIBLE TO USE ATTIC~~ EXISTING BASEMENT ENTRANCE MAKES DIRECT CONNECTION IMPOSSIBLE

NO: _____

★

17. Is the proposed use of the property permitted in the Zoning District it is located within?

YES: ~~DETACHED GARAGE IS PERMITTED~~ YES (ADDITION)

NO: _____

18. Will the specific intended use of the premises generate any nuisance characteristics such as noise, dust, odor, etc.?

YES: _____

NO: STORAGE OF CARS / USE OF ATTIC AS HOBBY ROOM

19. How many employees will be employed and what are the hours of operation (if applicable)?

EMPLOYEES: NONE

HOURS: —

20. What landscape/buffer is planned, if any?

EXISTING TO REMAIN / SUPPLEMENTED + EXPANDED

21. What are the characteristics of the structures and uses on properties abutting the subject premises (e.g. single family residential dwelling, Church, etc.)?

ABUTTING STRUCTURES: SINGLE FAMILY HES.

22. What type of water and sewerage facilities are available on the property?

ON-LOT WELL + SEPTIC, EXISTING AND FUNCTIONING

NOTE: PLEASE ATTACH THE FOLLOWING DOCUMENTS WITH YOUR NOTICE OF APPEAL APPLICATION. FAILURE TO ATTACH THE REQUIRED DOCUMENTS WILL RESULT IN A DELAY IN THE CONSIDERATION AND DISPOSITION OF YOUR APPLICATION BY THE ZONING HEARING BOARD:

1. 10 Copies of the completed Zoning Appeal Application
2. 10 Sets of Supporting Documentation, including:
 - a. Applicable site/construction plans
 - b. Letter of Intent/Project Narrative/Description of Work
 - c. A Plot Plan/Location Map of the subject property. The Plot Plan must:
 - (i) Be drawn to scale;
 - (ii) Show the North Point;
 - (iii) Show all property lines;
 - (iv) Show the location of the buildings and structures on the property (both existing and proposed); and
 - (v) Show the distances to property lines of all proposed improvements.
 - d. Applicable construction documents
 - e. Copy of the current Lehigh County Property Assessment record. (You may attach a copy of your current Deed instead of, or in addition to, the Lehigh County Property Assessment record).
 - f. If the applicant is other than the property owner, written proof of interest, or a written statement signed by the owner(s) of the property giving you authorization to present the property owner's interests before the Zoning Hearing Board.
7. If applicable, completed copies of the Escrow and Reimbursement Agreement, the Required Escrow Account Opening Information form and the W-9 Form (attached).

The Applicant or other person of legal standing must attend the hearing.

I HEREBY CERTIFY THAT ALL OF THE ABOVE STATEMENTS, AND THE STATEMENTS CONTAINED IN ANY ATTACHMENTS SUBMITTED HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Allison A Gallardo
(Signature)

ALLISON A GALLARDO
(Printed Name)

[Signature]
(Signature)

BENJAMIN WITMER
(Printed Name)

(Signature)

(Printed Name)

(Date of Submission)

610-737-8678
(Telephone Number)

BASCOM & SIEGER, Inc.

2202 Belmont Street, Allentown, PA 18104-1433

TEL 610-770-0888 www.bascomsiegerinc.com

Robert H. Piligian, SU-42307 E

Job: 43031

Date: October 10, 2023

Revised: February 10, 2024

Supplemental Statement/Narrative concerning Variance **2133 Loring Drive**

The proposal is to construct a 30.00' wide X 36.00' deep two-car attached garage with a 12.00' X 36.00' open porch connecting to the existing dwelling, with the garage observing a 13.4 foot setback from the side property line.

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 side-yard setback of 13.4 feet where the Zoning Ordinance requires the principle structure to observe a 25 foot setback. The garage will be structurally connected to the existing dwelling and become part of the structure. The architecture of the garage will be in harmony with the existing dwelling which has similar roof lines. The area will function as a "natural" addition to the existing dwelling.

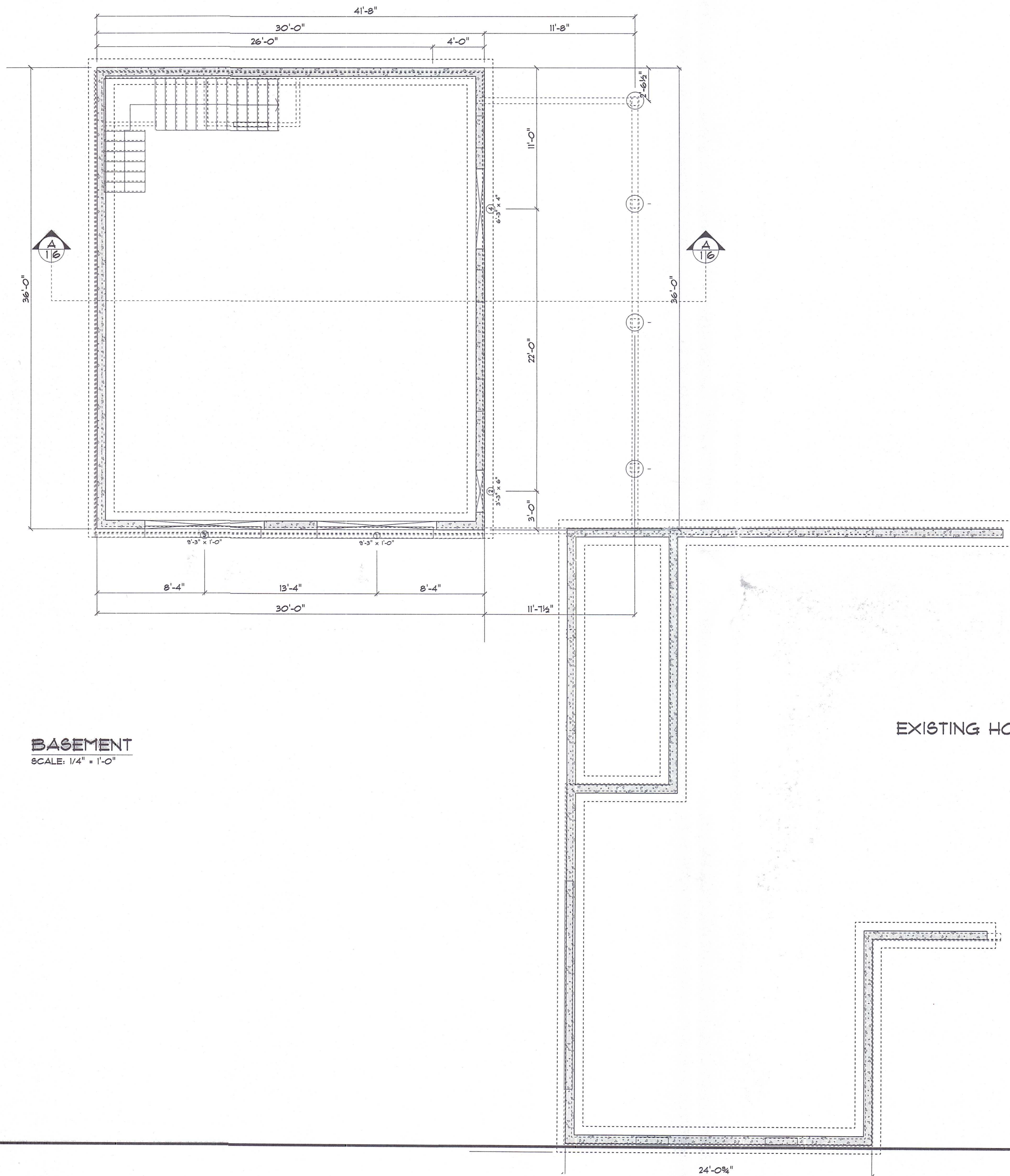
The site and surrounding neighborhood is zoned RR-2, Rural Residential, and the proposal will not alter the essential character of the neighborhood in that the garage will blend into the neighboring structures. The site has several unique physical and topographic challenges including a rather irregular-shaped property and the existing improvements, particularly the existing septic site, limit the size of the garage footprint and its location. In particular, there is a basement entrance stairway directly adjacent to the existing garage and precludes the construction of the proposed garage immediately adjacent to the existing garage portion of the existing dwelling. The dwelling was constructed by a prior owner in 2003 and the current proposal 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.

Following are photos of the site taken on January 4, 2024.







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

EXISTING HOME & GARAGE

Ben & Allison Garage
PHONE:
FAX:
MOBILE:

J.MCRELL DESIGN, LLC
242 POPLAR RD
LEWISBURG
PA
17837
PHONE: 570-238-7931
FAX:
MOBILE: 570-238-7931
jmcrcelldesign@gmail.com

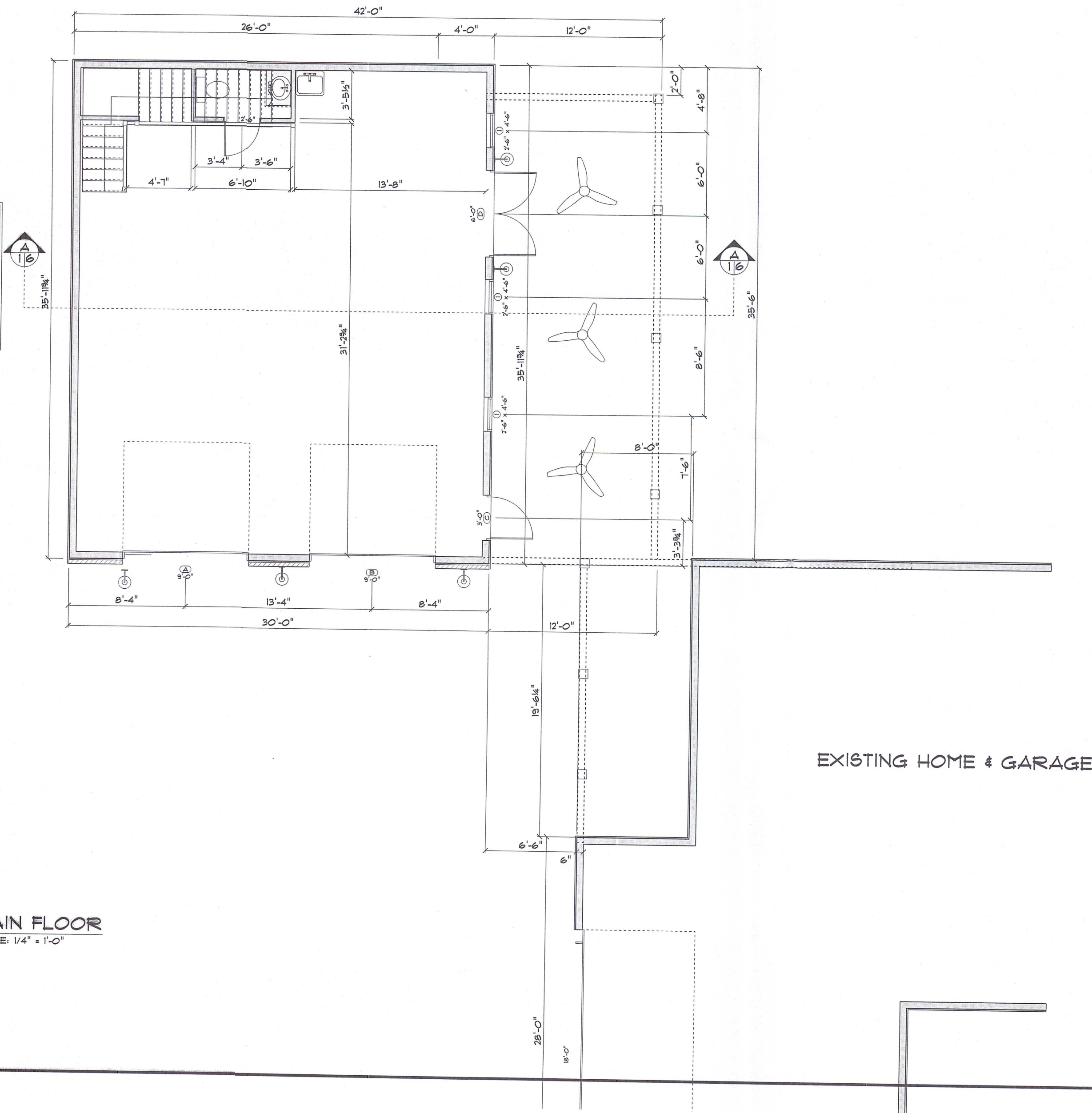
SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Friday, February 9, 2024

SECTION LETTER
A
PAGE NUMBERS
11

APPROVED:
CHECKED BY:

PAGE: 1 / 6
Foundation Plan

OPENING SCHEDULE			
OPENING ID	COUNT	R.O. WIDTH	R.O. HEIGHT
1	6	2'-6"	4'-6"
2	1	2'-6"	4'-0"
A	1	9'-0"	8'-0"
B	1	9'-0"	8'-0"
C	1	3'-3"	6'-9 1/2"
D	1	6'-3"	6'-9 1/2"
E	1	2'-8"	6'-9"
F	1	18'-0"	8'-0"
3	1	5'-0"	3'-6"
4	1	1'-4"	2'-0"



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

EXISTING HOME & GARAGE

Ben & Allison Garage

PHONE:
FAX:
MOBILE:

J.MCRELL DESIGN, LLC

PHONE: 570-288-7931
FAX:
MOBILE: 570-288-7931
242 POPLAR RD
LEWISBURG PA
17837
jmcrcelldesign@gmail.com

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

DRAWN BY:

DATE: Friday, February 9, 2024

SECTION LETTER

PAGE NUMBERS

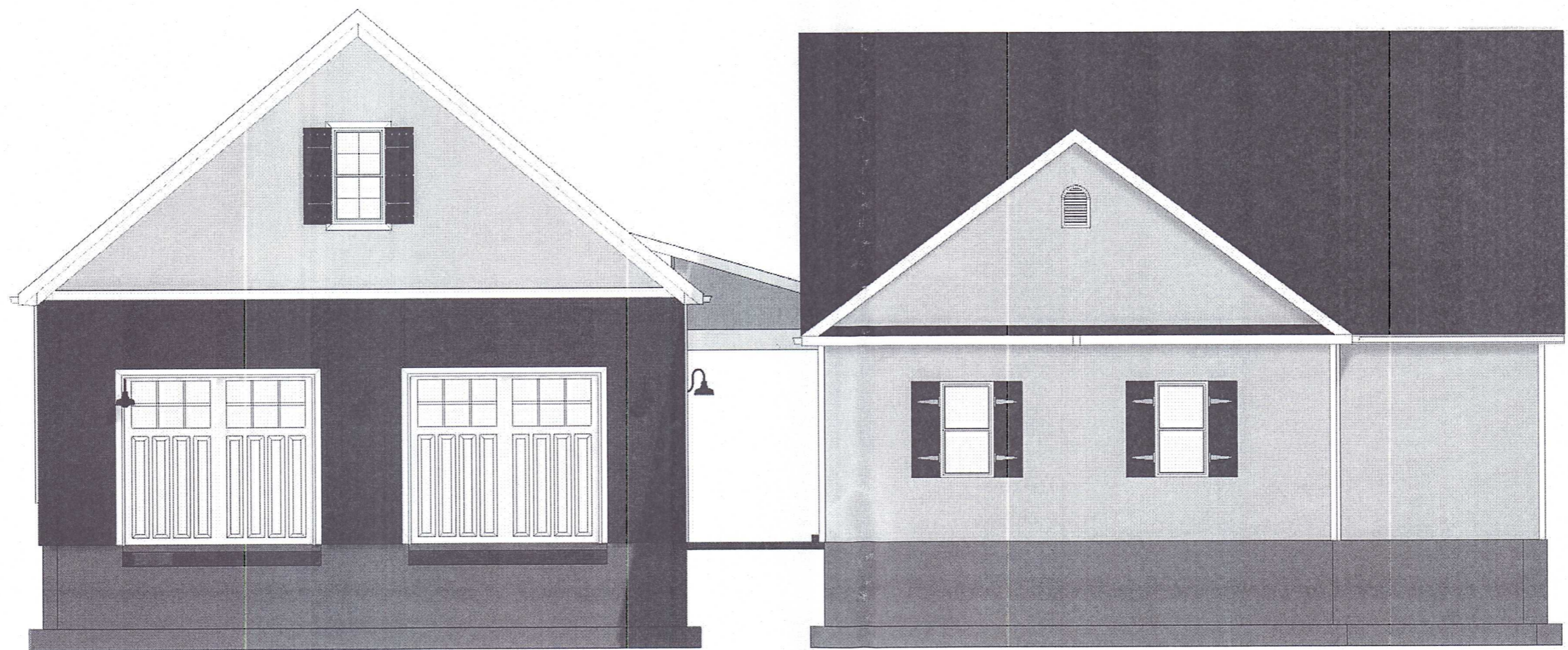
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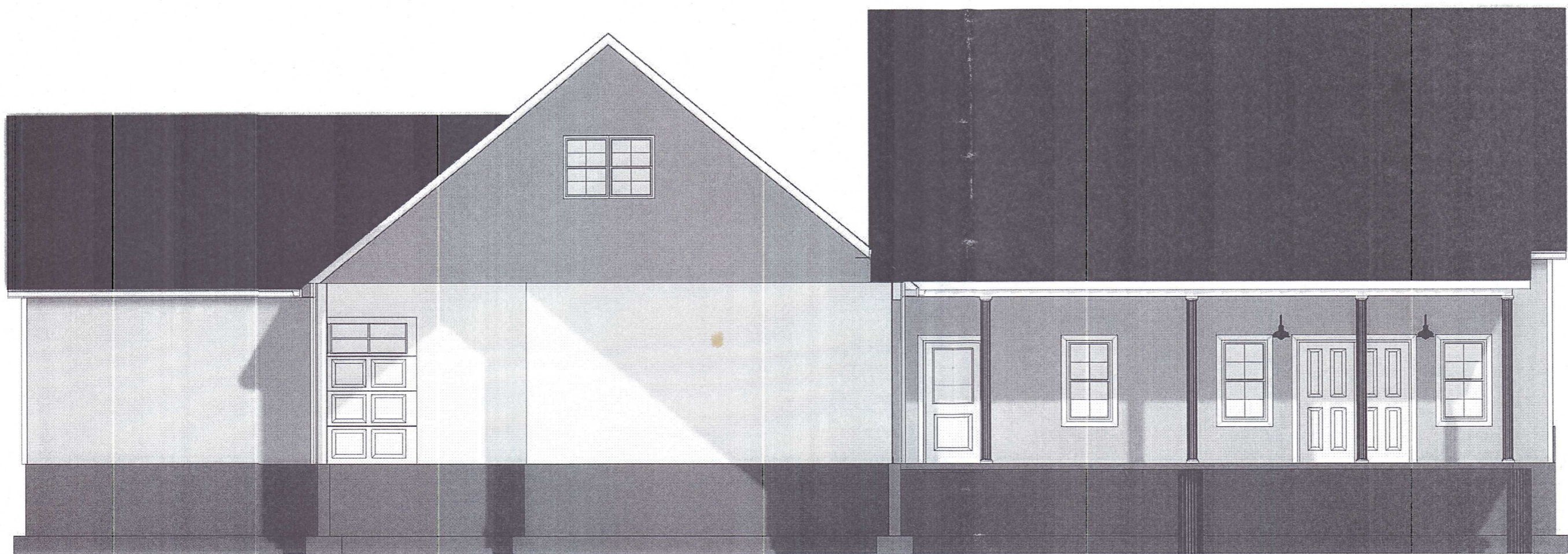
PAGE:

2 / 6

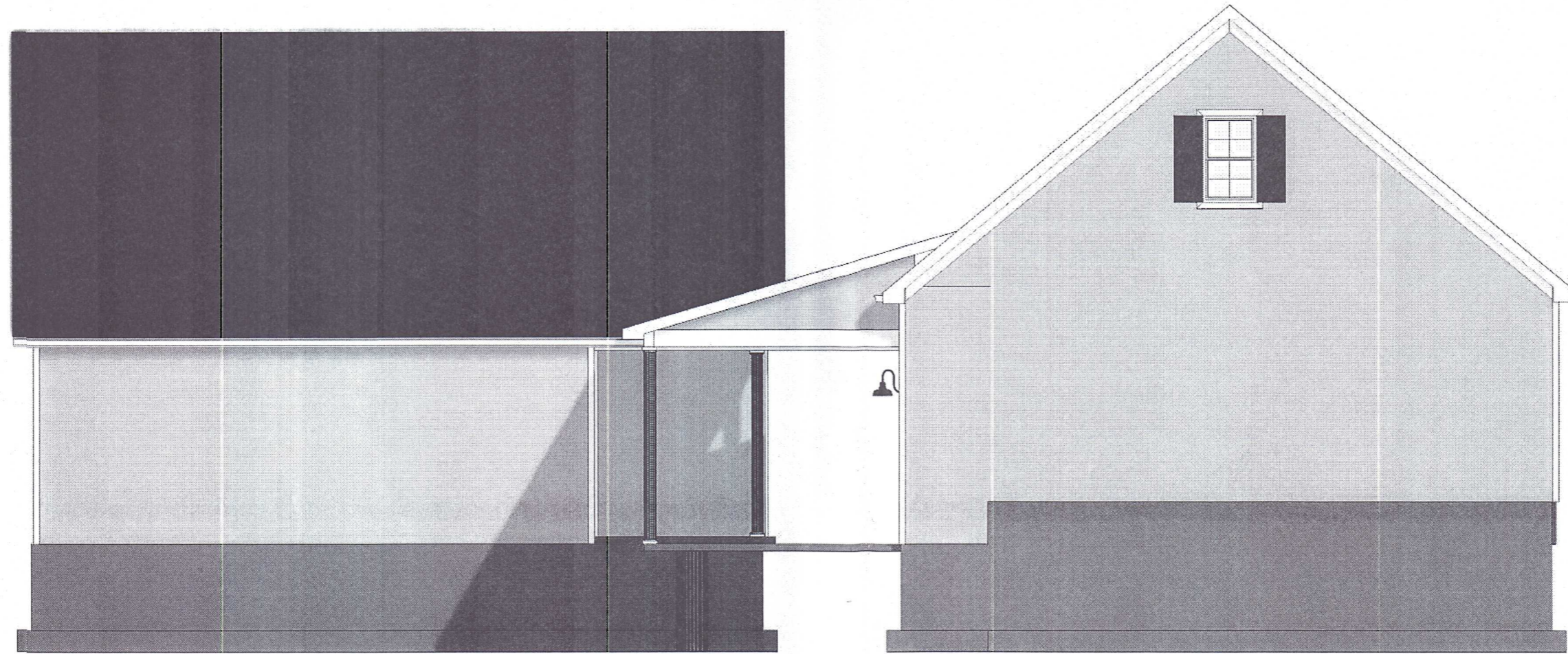
First Floor Plan



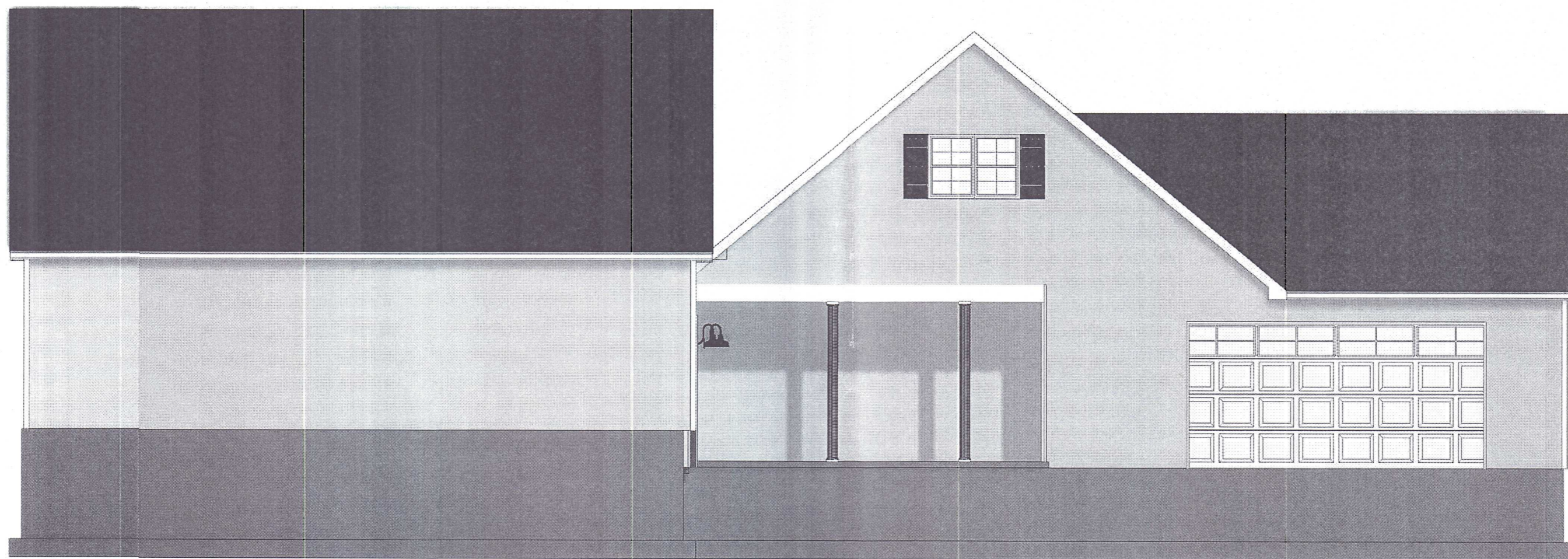
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

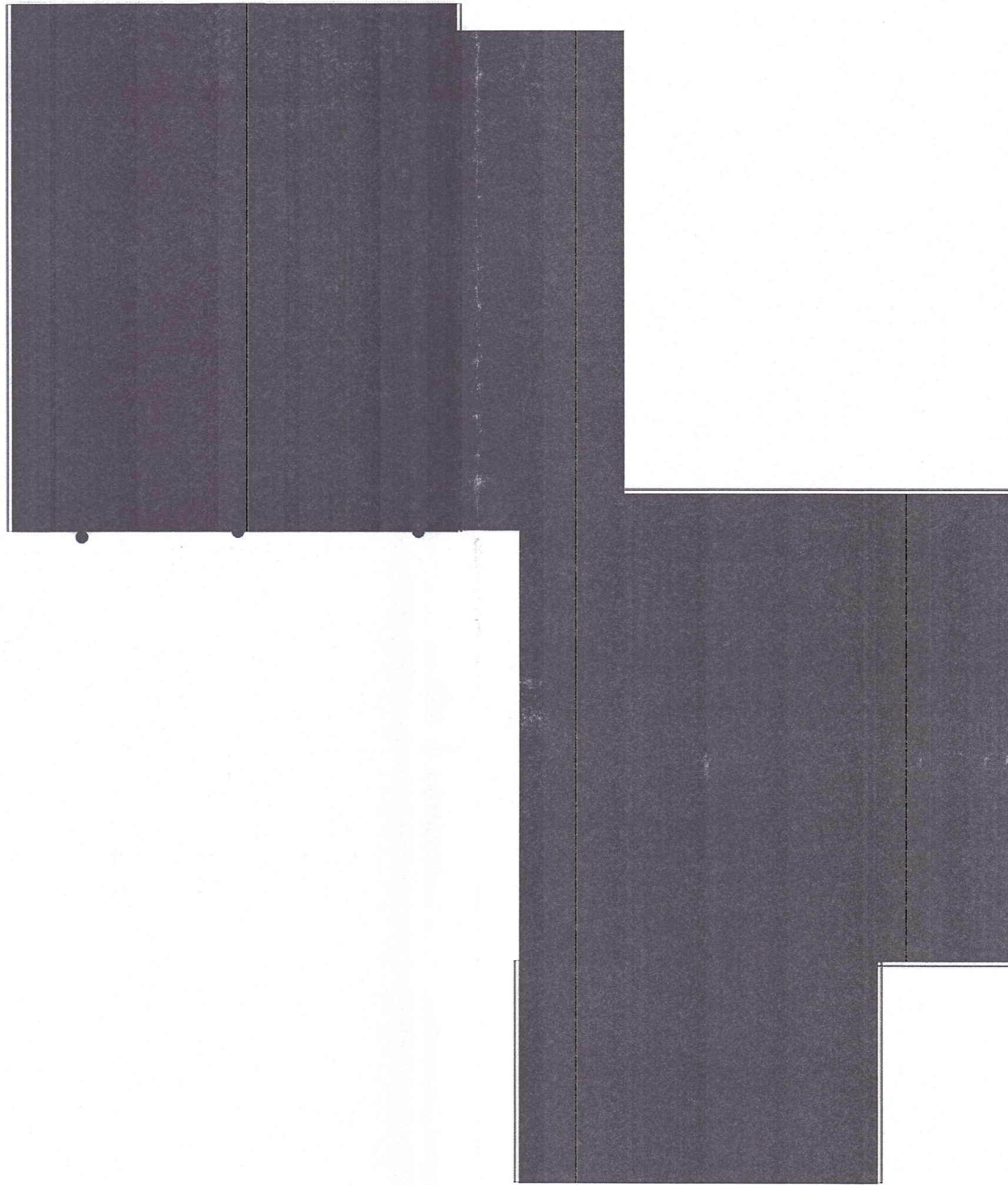


REAR ELEVATION
SCALE: 1/4" = 1'-0"

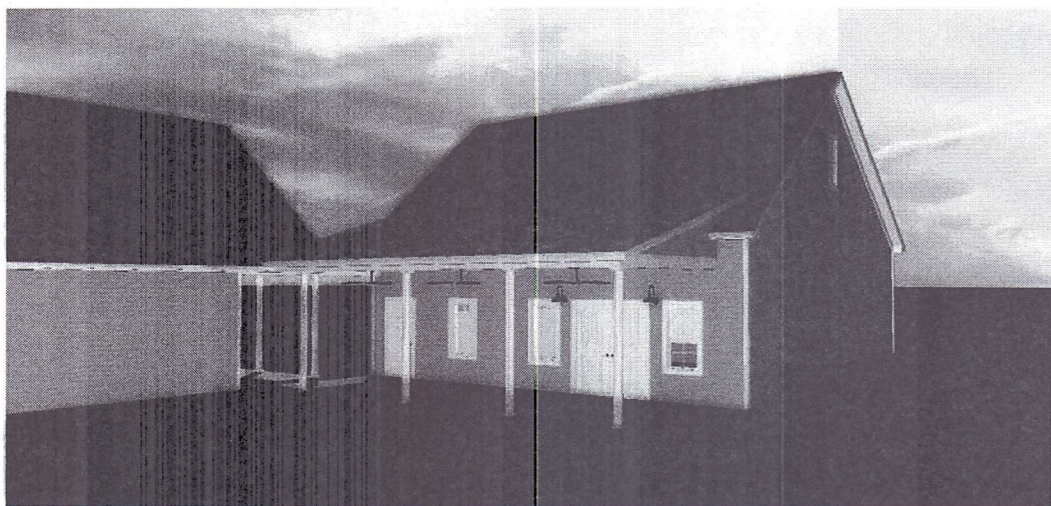
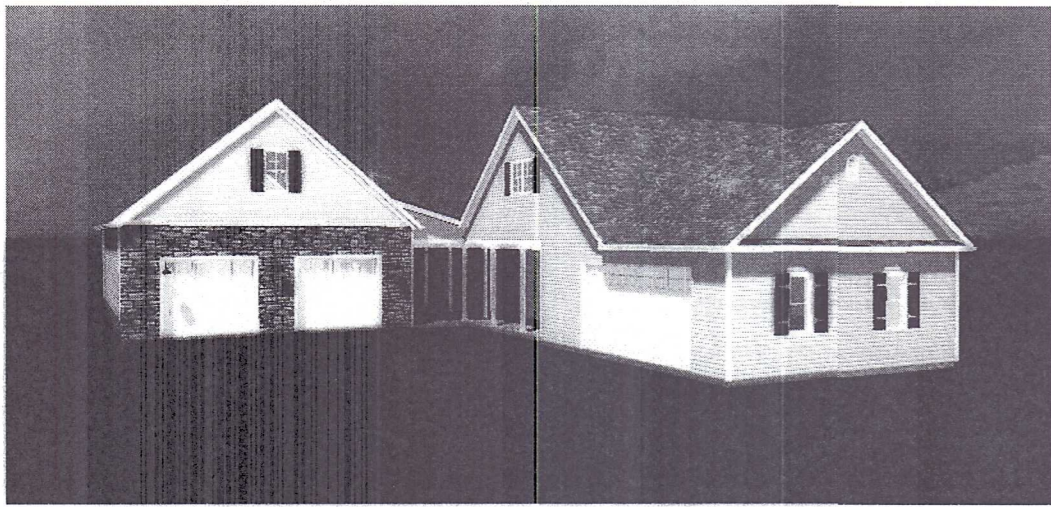


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

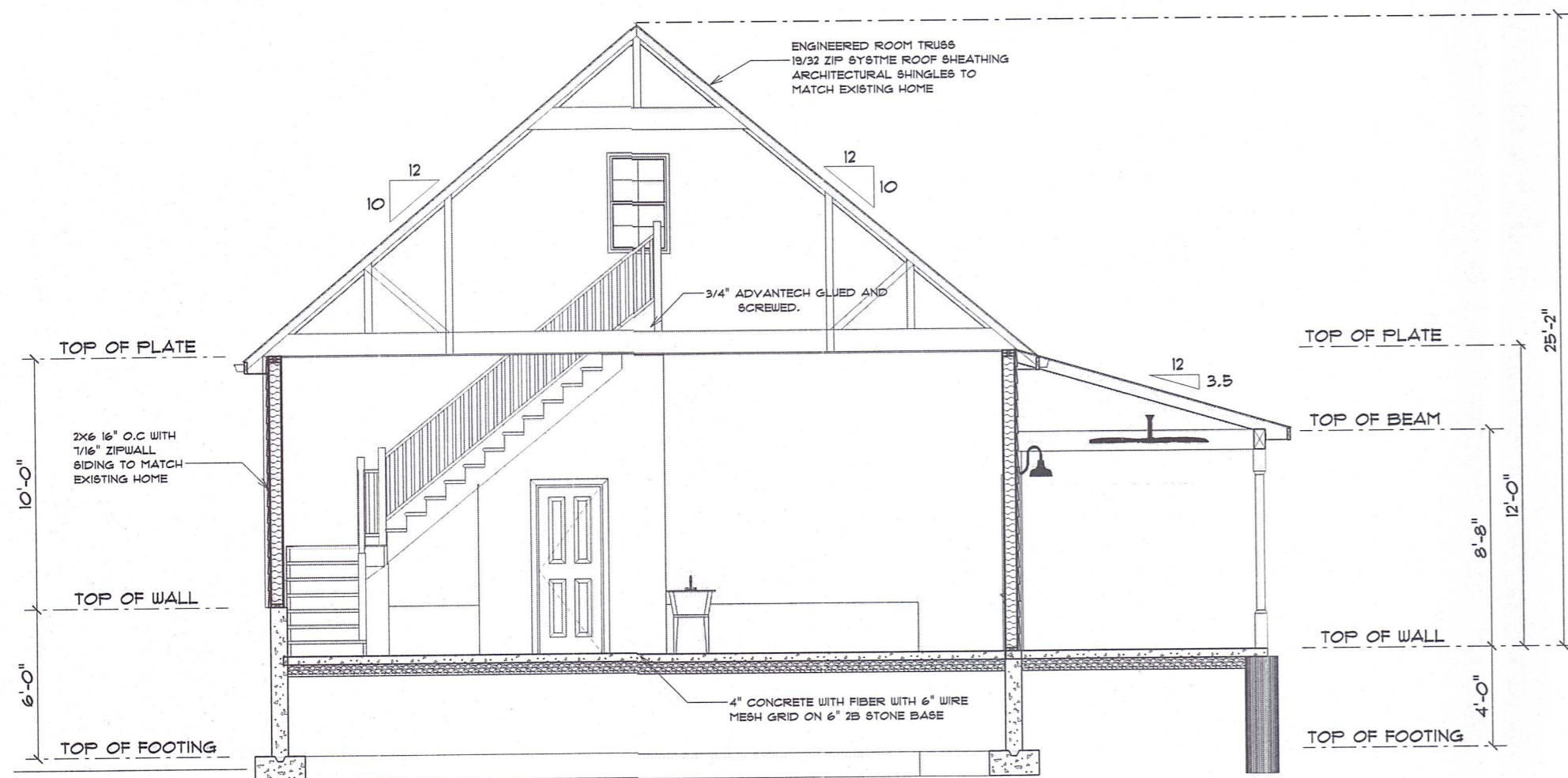
NEW GARAGE



EXISTING HOME & GARAGE

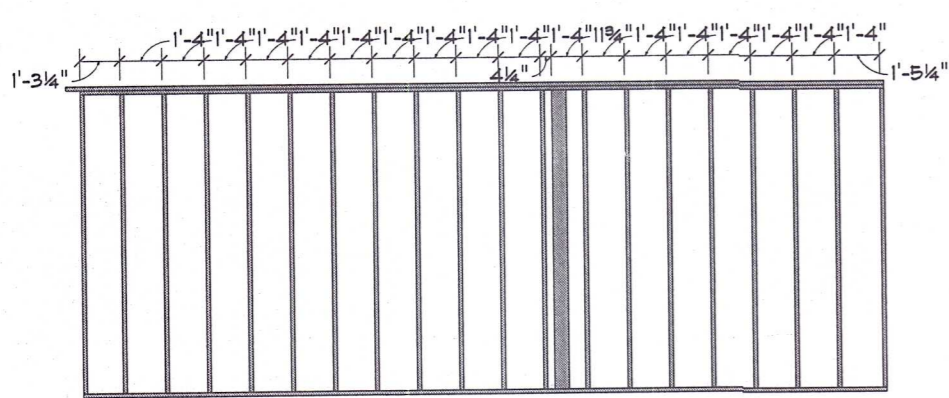


TOP ELEVATION
SCALE: 3/16" = 1'-0"

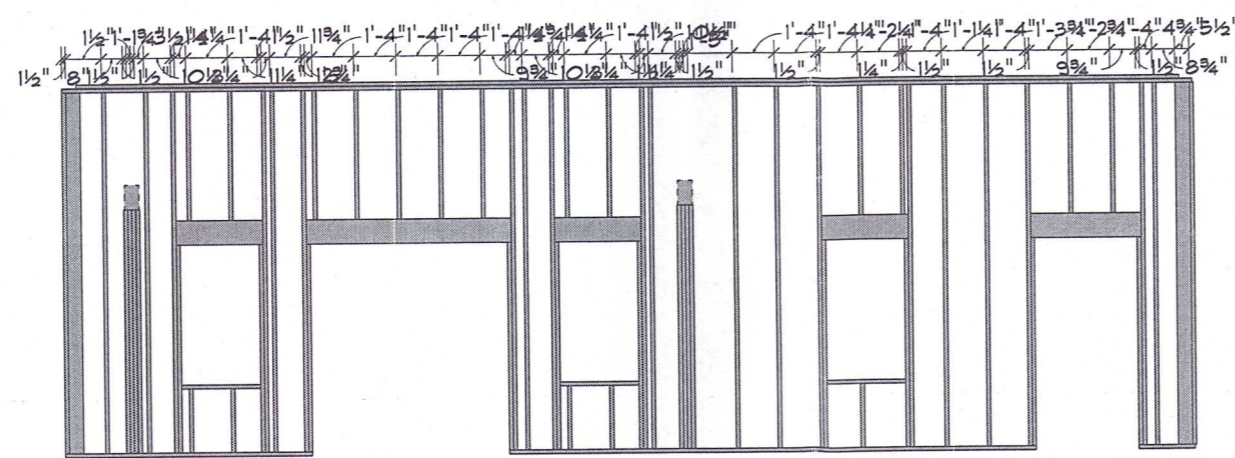


CROSS SECTION A-A

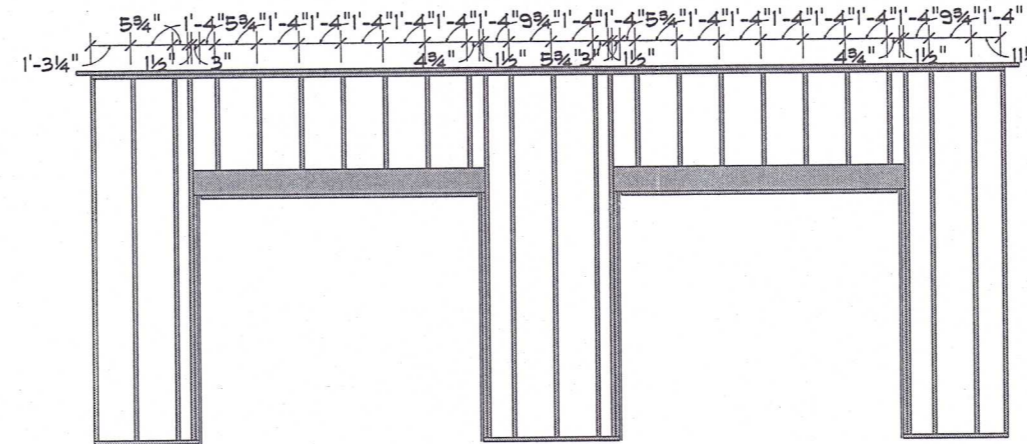
CROSS SECTION A-A
SCALE: 1/4" = 1'-0"



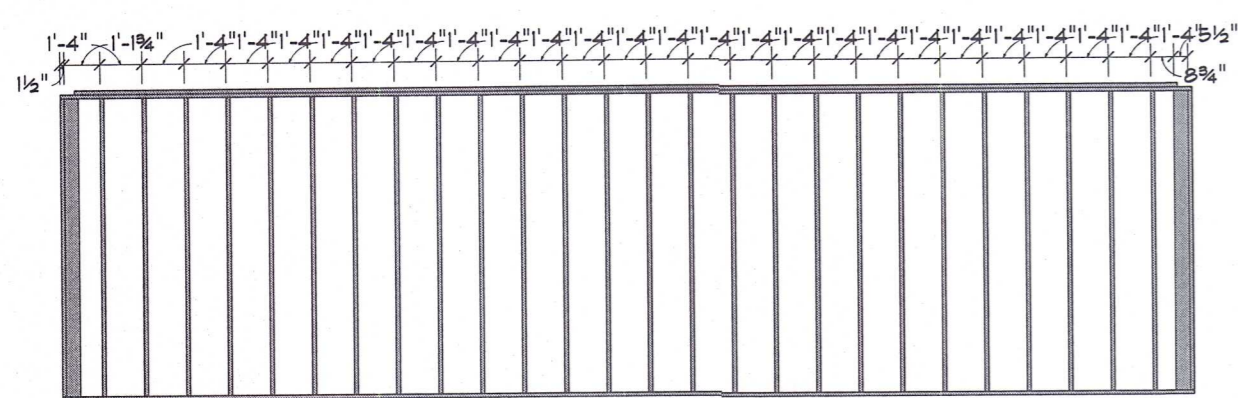
REAR WALL FRAMING



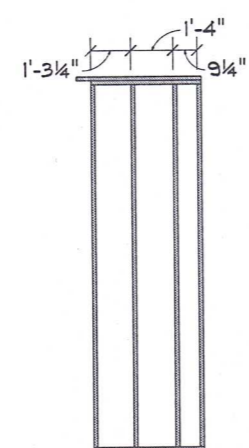
RIGHT WALL FRAMING



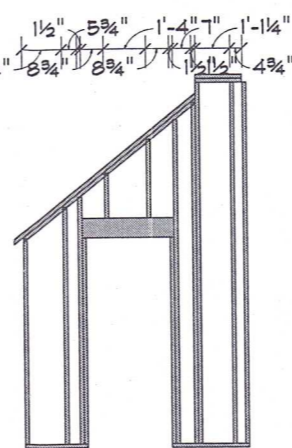
FRONT WALL FRAMING



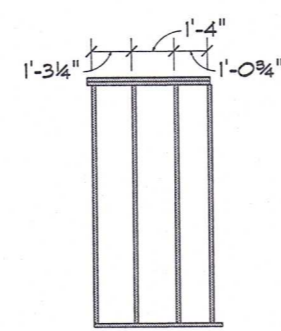
LEFT WALL FRAMING



BATHROOM END WALL



STAIR RAKE WALL
BATHROOM



BACK WALL BATHROOM

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

SECTION LETTER A PAGE NUMBERS 11	APPROVED:	PAGE: 6
	CHECKED BY:	/ 6
FRAMING PLAN & CROSS SECTIONS		
SCALE: 1/4" = 1'-0"	DRAWN BY:	DATE: Friday, February 9, 2024
J.MCRELL DESIGN, LLC PHONE: 570-288-7831 FAX: MOBILE: 570-288-7851 jmcresdesign@gmail.com		
Ben & Allison Garage PHONE: FAX: MOBILE:		



NOTES

1. RUNOFF DISCHARGE FROM THE PROPOSED ROOF LEADERS, LAWN, DRIVEWAY AND SIDEWALK AREAS SHALL BE DIRECTED TOWARD THE ADJOINING PUBLIC RIGHTS-OF-WAY AND AWAY FROM THE ADJOINING PROPERTIES.
2. THIS SURVEY AND PLAN HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.
3. THE CONTRACTOR/BUILDER/SUBCONTRACTORS SHALL FOLLOW LCCD/PADEP EROSION AND SEDIMENT POLLUTION CONTROL STANDARDS AND PROCEDURES FOR THIS SINGLE-LOT DEVELOPMENT.
4. THE WATER AND SEWER CONSTRUCTION SHALL CONFORM TO MUNICIPAL STANDARDS AND SPECIFICATIONS.
5. UTILITIES AS SHOWN REPRESENT ABOVE-GROUND FIELD OBSERVATIONS AND DO NOT REPRESENT ANY UNDERGROUND INVESTIGATIONS. USERS OF THIS PLAN ARE CAUTIONED OF THESE FACTS AND SHALL COMPLY WITH ALL PENNSYLVANIA UTILITY LOCATION AND EXCAVATION REQUIREMENTS INCLUDING COMPLIANCE WITH PA-ONE CALL NOTIFICATIONS.

NOTE: EXISTING INFORMATION IS PLOTTED FROM A PARTIAL FIELD SURVEY PERFORMED BY BASCOM & SIEGER, INC., ON 9/12/2023. BACKGROUND AERIAL PHOTO INFORMATION FROM LEHIGH COUNTY G.I.S. DEPARTMENT

RECORD OWNER/BUILDER

ALLISON A. GALLARDO
2133 LORING DRIVE
ALLENTOWN, PA 18104-9636

STATEMENT OF INTENT

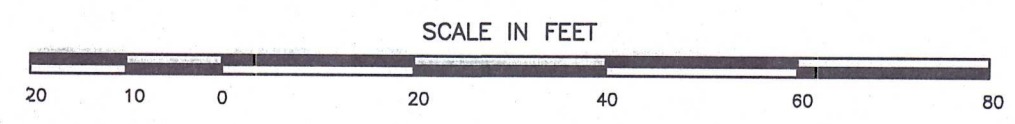
THE INTENT OF THIS PLAN IS TO OBTAIN ZONING APPROVALS AND/OR PERMITS TO CONSTRUCT THE DETACHED GARAGE AS SHOWN HEREON.

SITE DATA

TOTAL AREA 44,341 S.F./1.0179 AC.
TAX MAP 68-4-7
PIN-547787435510-1
DEED REF. INST.#2019003839
ZONING DISTRICT RR-2
SEWER ON-LOT
WATER ON-LOT

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
 1-800-242-1776

SLANTED TEXT DENOTES EXISTING CONDITIONS
VERTICAL TEXT DENOTES PROPOSED CONDITIONS



Robert H. Piligian
BASCOM & SIEGER, INC.
ROBERT H. PILIGIAN, PLS SU 42307-E

02/09/2024
REVISED: 01/21/2024

ZONING/PROPOSED GARAGE PLAN
OF
2133 LORING DRIVE
LOT #7, COUNTRY STATION
SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA
SCALE: AS-SHOWN DATE: OCTOBER 4, 2023
BASCOM & SIEGER, INC., LAND SURVEYORS - SINCE 1854
2202 BELMONT ST. ALLENTOWN, PA 18104-1433 610-770-0888
43031