

Zoning Issues for 10 Bethlehem Pike – Problems and Unanswered Questions

Top Priority Issues:

14-701(c)

Where any block frontage on one side of a street is divided into two or more districts, no structure shall be erected nearer to the street line than is permitted under the regulations for the district that covers the largest percentage of the street frontage on that block face; provided, however, that when residential districts are included the setback shall be the highest required of the applicable residential districts. RSD-1 on block requires 35 ft. front setback, which could apply to Summit St. frontage. RSA-2 on block requires 15 ft. front setback.

14-602-2[3]

Primary ground floor frontage must include non-residential uses within first 30 ft. of building depth, excluding building entrances/lobbies. If Bethlehem Pike is primary frontage, complies, but then becomes non-compliant with respect to rear yard (see below). If Summit St. is primary frontage, does not comply due to trash and stairway.

14-701-3

If primary frontage is Bethlehem Pike then eastern property line is rear property line and must have 9 ft. rear yard.

14-602-2[2]

Total dwelling units should be 33, not 34. (3 units for first 1,919 sq. ft., plus 1 unit per each remaining 480 sq. ft. for 11,113 sq. ft. lot area yields 22 units, plus 5 units for green roof bonus, plus 5 units for Mixed Income Housing bonus.)

14-604(5)

Roof deck must be set back 5 feet from front building line; 5th floor terrace does not comply. Roof deck access structure must be set back 5 feet from front building line and from rear building line; eastern access structure does not comply.

Other Issues:

14-510

Property located in Wissahickon Watershed Overlay; need to confirm applicable impervious surface category.

14-704(2)

Property located in Steep Slope Overlay; need to confirm slopes of property; earth moving activity prohibited for slopes 25% or more; earth moving regulated for slopes between 15% and 25%.

14-705

Landscape and tree plan required. Landscape buffer required alongside and rear lot lines for buildings with a principal use in retail sales or commercial services category; buffer must either be 10 ft. landscape buffer or 5-6 ft. wall, berm, fence, or vegetative screen. (Note: wall option may trigger 5 ft. side yard requirement on eastern property line.)

14-707

Outdoor lighting plan required.