ZONING TABLE

APPLICANT: OWNER INFORMATION

HC ZONE

BLOCK: 8 LOT(S): 1699 & 1699.A

SPEEDWAY, LLC
500 SPEEDWAY DRIVE
APPLICANT:
ENON, OH 45323

BOHLER ENGINEERING NJ, LLC
539 SOUTH MAIN STREET
PROPERTY OWNER:
BETHLEHEM, PA 18015

PHONE: (908) 668-8300

BULK REQUIREMENTS

ITEM CODE PERMITTED

NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

HC ZONE

MIN. LOT AREA 17.36.190 /
MIN. LOT FRONTAGE SCHEDULE IB N/A 50' 648.56' 648.56'
MIN. LOT DEPTH 17.36.190 N/A 100' 271.94' 271.94'

R.L. STREKER
PREVAILING PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

MAX. ACCESSORY BUILDING HEIGHT

BUILDING GFA N/A

MIN. PRINCIPAL COVERAGE 17.36.190 80% N/A 63.1% (70,066 SF) 82.8% (91,949 SF)

MRC ZONE

MIN. UNDERGROUND STORAGE TANK CLEARANCE 16' 6" 30' X 49-9"

USE STANDARDS 20' 20' 63.2' 13.5'

MAX. NUMBER OF SIGNS 17.48.060 3 1

MAX. SIGN AREA ON SIDE WALL 17.48.080 19.48 SF

MAX. HEIGHT ABOVE GRADE 17.48.060 14' 19.75'

MAX. LETTERING HEIGHT 17.48.060 2' 3'

LIST OF VARIANCES / WAIVERS

1. USE OF DIESEL DISPENSERS AND CANOPY NOT PERMITTED PER CITY ORDINANCE 17.36.190 AND SCHEDULE IB.
2. MINIMUM ACCESSORY FRONT YARD SETBACK NOT IN COMPLIANCE PER CITY ORDINANCE 17.36.110. 0.75 OF ACCESSORY HEIGHT ALLOWED (0.75 X 20.5' = 5.125' ALLOWED); 4.1' PROVIDED (EN).
3. MAXIMUM ACCESSORY FAR NOT IN COMPLIANCE PER CITY ORDINANCE 17.36.110. 0.1 OF PRINCIPAL BUILDING ALLOWED SETBACK 20'; 13.5' PROVIDED.
4. MAXIMUM IMPERVIOUS COVERAGE NOT IN COMPLIANCE PER CITY ORDINANCE 17.36.190. 80% IMPERVIOUS ALLOWED SETBACK; 17.2% OPEN SPACE (19,154 SF) PROVIDED.
5. MAXIMUM SIGN AREA ON SIDE WALL OR REAR WALL WHICH ADJOINS PARKING AREA NOT IN COMPLIANCE PER CITY ORDINANCE 17.48.080. 2% OF WALL (2.4 SF) ALLOWED. 19.48 SF PROVIDED.
6. MAXIMUM SIGN DIMENSIONS ON FACADE WALLS NOT IN COMPLIANCE PER CITY ORDINANCE 17.48.060. 80% OF STORE WIDTH (24') AND HEIGHT OF 2' ALLOWED. WIDTH OF 15.75' AND HEIGHT OF 3' PROVIDED.
7. MAXIMUM SIGN HEIGHT ABOVE GRADE NOT IN COMPLIANCE PER CITY ORDINANCE 17.48.060. 14' ALLOWED; 19.75' PROVIDED.
8. MAXIMUM SIGN LETTERING HEIGHT NOT IN COMPLIANCE PER CITY ORDINANCE 17.48.060. 2' ALLOWED; 3' PROVIDED.
9. LANDSCAPE STRIP NOT PROVIDED.