



SITE ADDRESS: 810 Monocacy & 813 Monocacy

Office Use Only:

DATE SUBMITTED: 9-23-2020

HEARING DATE: 10-28-2020

PLACARD: 10.15.2020

FEE: 500

ZONING CLASSIFICATION: CL

<sup>Total</sup> LOT SIZE: 17,956 SF / .412 ACRES

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,  
10 E. CHURCH STREET, BETHLEHEM, PA 18018**

1. Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM the 4<sup>th</sup> Wednesday of the month. The hearing will be held the 4<sup>th</sup> Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- Appeal of the determination of the Zoning Officer
- Appeal from an Enforcement Notice dated \_\_\_\_\_
- Variance from the City of Bethlehem Zoning Ordinance
- Special Exception permitted under the City Zoning Ordinance
- Other: \_\_\_\_\_

**SECTION 1**

<b>APPLICANT:</b>
Name <u>Monocacy General Contracting, LLC</u>
Address <u>3128 Beaufort Street</u>
<u>Bethlehem, PA 18017</u>
Phone: <u>[REDACTED]</u>
Email: _____
<b>OWNER</b> (if different from Applicant): Note. If Applicant is NOT the owner, attach written

authorization from the owner of the property when this application is filed.
Name
Address
Phone:
Email:
<b>ATTORNEY (if applicable):</b>
Name James J. Holzinger, Esquire
Address 1216 Linden Street
Bethlehem, PA 18018
Phone: [REDACTED]
Email: [REDACTED]

**SECTION 2. INFORMATION REGARDING THE REAL ESTATE**

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

**SECTION 3.**

**THE RELIEF SOUGHT:**

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
	Please see attached narrative		

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.



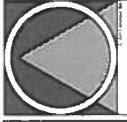
Applicant proposes a total rehab of a building which initially housed the Uhl Brewery situate at 810 Monocacy Street. Applicant intends to utilize same for multi-family dwelling units in the existing, blighted building. Applicant requests the following Variances in order to facilitate the proposal:

A. Relief from Code Sections 1306.01(a)4, 1306.01(b) (2) which limits the number of multi-family dwelling units for a greater than 2½ story building to one unit per 1200 s.f. of lot area, in this case, 12 units allowed based upon a lot area of 15,456 s.f. - approval for 24 units is being requested.

B. Relief from or pursuant to Code Sections 1319.01(a) (1) (ii); Section 1319.02(b) (2), (5), (6), which requires 1.75 off street parking space per unit, i.e., 42 required-approval for only 40 parking spaces is requested (10 such spaces to be onsite, 8 such spaces at an Applicant owned property at 813 Monocacy Street, 18 leased spaces at a facility owned by the Bethlehem Parking Authority, and 4 spaces leased from a privately owned property, all per Code Section 1319.02(g) (1)).

Applicant believes that the Variances listed above are necessary for the meaningful rehab of the structure which has a unique history and design. Applicant further believes that the proposed intensity of an allowed use will be compatible with the neighborhood due to the uses in the area, the building's close proximity to the downtown area and its access to public transportation.





**Artefact, Inc.**  
 CONSULTING ARCHITECT, AIA  
 810 MONACO ST  
 BETHLEHEM, PA 18015  
 610.881.0231  
 610.881.0234  
 www.artefactpa.com

ALTERATIONS TO:  
**UHL BREWERY BUILDING**  
 810 MONACO ST  
 BETHLEHEM, PA 18018

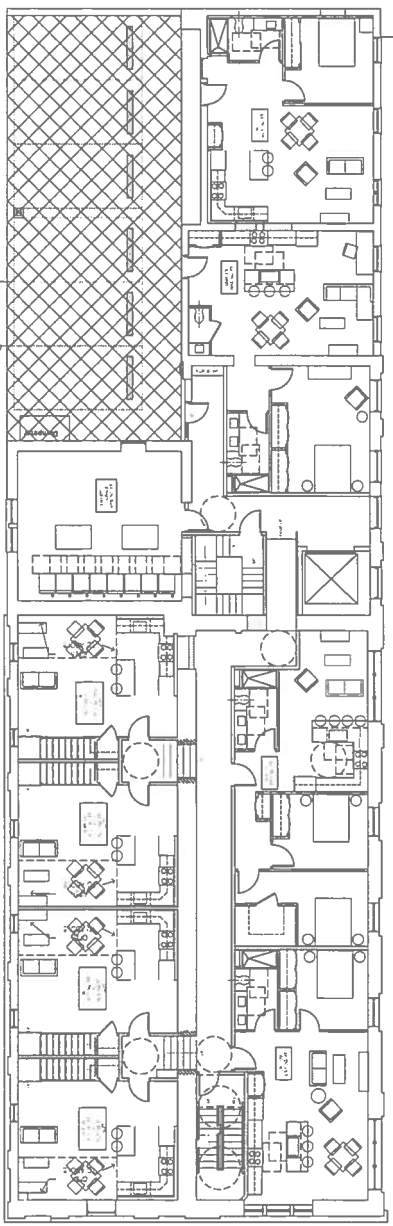
**SECOND & THIRD LEVEL PLANS**



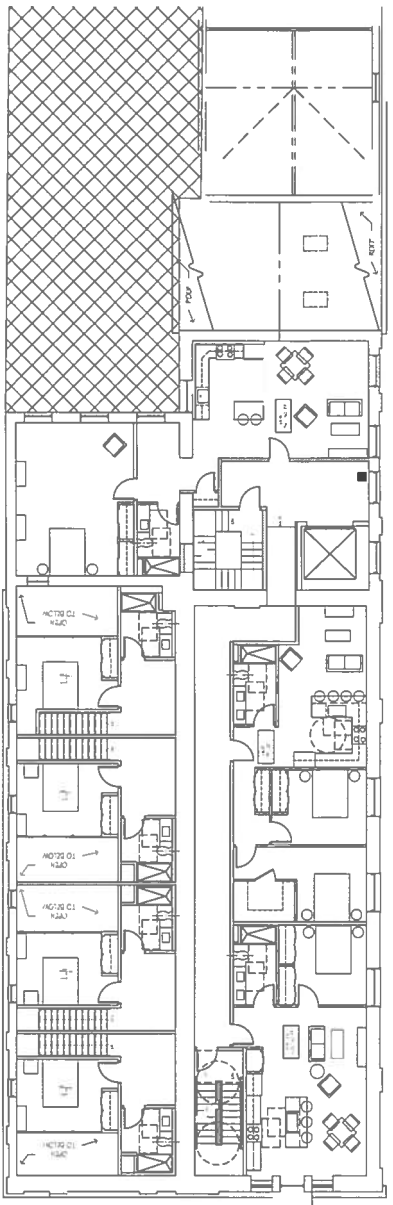
PROJECT NUMBER: 0000  
 DRAWN BY: CU  
 CHECKED BY:  
 DATE: 07/23/20  
 REVISION DATE:

**102**

1535 sf, 1.5 Story Demolished  
 for Parking



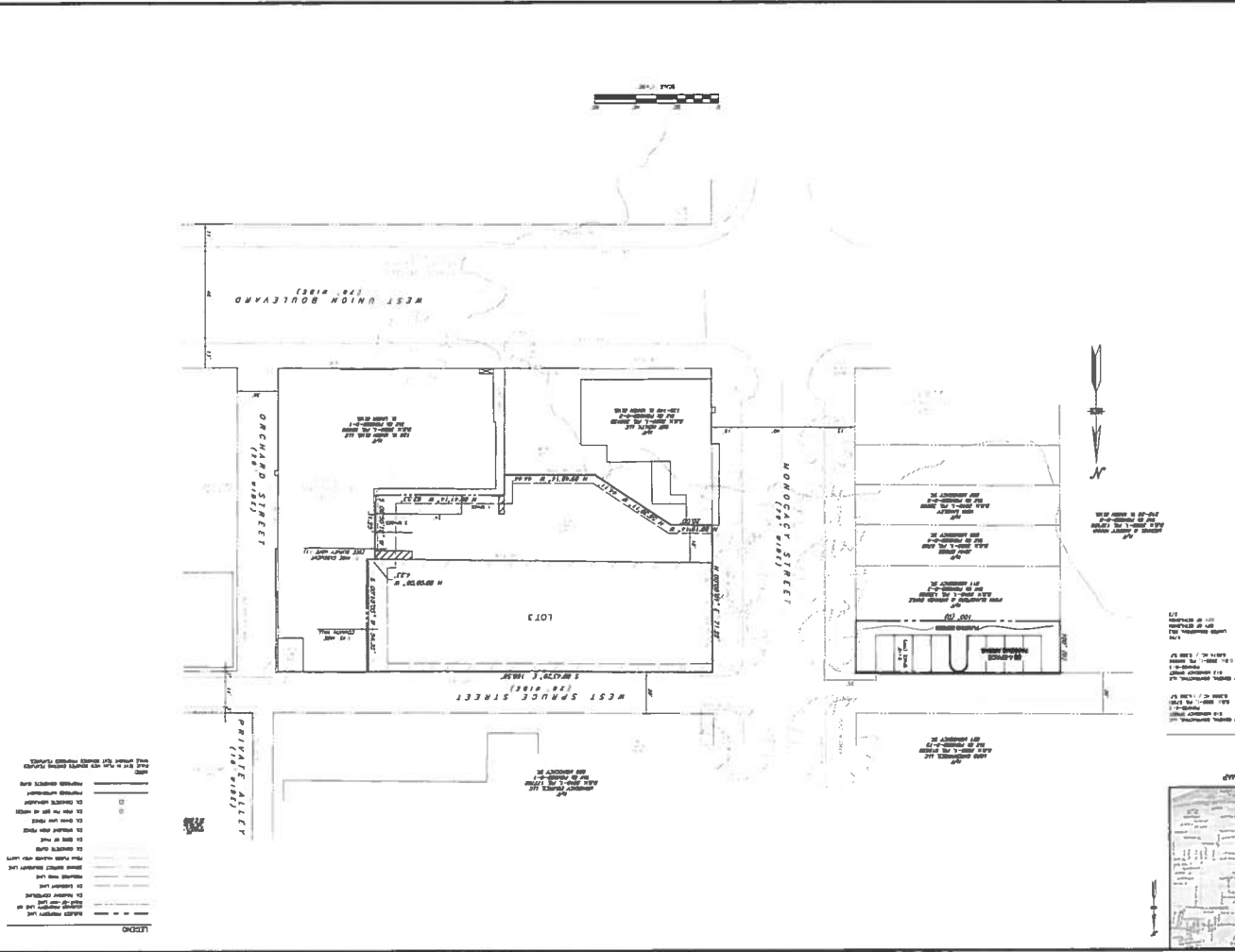
**Second Level**  
 SCALE: 1/8" = 1'-0"



**Third Level**  
 SCALE: 1/8" = 1'-0"



DATE	NO.	DESCRIPTION
10/1/11	1	ISSUED FOR PERMITTING
08/15/11	2	REVISED TO ADD NOTES AND DIMENSIONS
07/15/11	3	REVISED TO ADD NOTES AND DIMENSIONS
06/15/11	4	REVISED TO ADD NOTES AND DIMENSIONS
05/15/11	5	REVISED TO ADD NOTES AND DIMENSIONS
04/15/11	6	REVISED TO ADD NOTES AND DIMENSIONS
03/15/11	7	REVISED TO ADD NOTES AND DIMENSIONS
02/15/11	8	REVISED TO ADD NOTES AND DIMENSIONS
01/15/11	9	REVISED TO ADD NOTES AND DIMENSIONS
12/15/10	10	REVISED TO ADD NOTES AND DIMENSIONS
11/15/10	11	REVISED TO ADD NOTES AND DIMENSIONS
10/15/10	12	REVISED TO ADD NOTES AND DIMENSIONS
09/15/10	13	REVISED TO ADD NOTES AND DIMENSIONS
08/15/10	14	REVISED TO ADD NOTES AND DIMENSIONS
07/15/10	15	REVISED TO ADD NOTES AND DIMENSIONS
06/15/10	16	REVISED TO ADD NOTES AND DIMENSIONS
05/15/10	17	REVISED TO ADD NOTES AND DIMENSIONS
04/15/10	18	REVISED TO ADD NOTES AND DIMENSIONS
03/15/10	19	REVISED TO ADD NOTES AND DIMENSIONS
02/15/10	20	REVISED TO ADD NOTES AND DIMENSIONS
01/15/10	21	REVISED TO ADD NOTES AND DIMENSIONS
12/15/09	22	REVISED TO ADD NOTES AND DIMENSIONS
11/15/09	23	REVISED TO ADD NOTES AND DIMENSIONS
10/15/09	24	REVISED TO ADD NOTES AND DIMENSIONS
09/15/09	25	REVISED TO ADD NOTES AND DIMENSIONS
08/15/09	26	REVISED TO ADD NOTES AND DIMENSIONS
07/15/09	27	REVISED TO ADD NOTES AND DIMENSIONS
06/15/09	28	REVISED TO ADD NOTES AND DIMENSIONS
05/15/09	29	REVISED TO ADD NOTES AND DIMENSIONS
04/15/09	30	REVISED TO ADD NOTES AND DIMENSIONS
03/15/09	31	REVISED TO ADD NOTES AND DIMENSIONS
02/15/09	32	REVISED TO ADD NOTES AND DIMENSIONS
01/15/09	33	REVISED TO ADD NOTES AND DIMENSIONS
12/15/08	34	REVISED TO ADD NOTES AND DIMENSIONS
11/15/08	35	REVISED TO ADD NOTES AND DIMENSIONS
10/15/08	36	REVISED TO ADD NOTES AND DIMENSIONS
09/15/08	37	REVISED TO ADD NOTES AND DIMENSIONS
08/15/08	38	REVISED TO ADD NOTES AND DIMENSIONS
07/15/08	39	REVISED TO ADD NOTES AND DIMENSIONS
06/15/08	40	REVISED TO ADD NOTES AND DIMENSIONS
05/15/08	41	REVISED TO ADD NOTES AND DIMENSIONS
04/15/08	42	REVISED TO ADD NOTES AND DIMENSIONS
03/15/08	43	REVISED TO ADD NOTES AND DIMENSIONS
02/15/08	44	REVISED TO ADD NOTES AND DIMENSIONS
01/15/08	45	REVISED TO ADD NOTES AND DIMENSIONS
12/15/07	46	REVISED TO ADD NOTES AND DIMENSIONS
11/15/07	47	REVISED TO ADD NOTES AND DIMENSIONS
10/15/07	48	REVISED TO ADD NOTES AND DIMENSIONS
09/15/07	49	REVISED TO ADD NOTES AND DIMENSIONS
08/15/07	50	REVISED TO ADD NOTES AND DIMENSIONS
07/15/07	51	REVISED TO ADD NOTES AND DIMENSIONS
06/15/07	52	REVISED TO ADD NOTES AND DIMENSIONS
05/15/07	53	REVISED TO ADD NOTES AND DIMENSIONS
04/15/07	54	REVISED TO ADD NOTES AND DIMENSIONS
03/15/07	55	REVISED TO ADD NOTES AND DIMENSIONS
02/15/07	56	REVISED TO ADD NOTES AND DIMENSIONS
01/15/07	57	REVISED TO ADD NOTES AND DIMENSIONS
12/15/06	58	REVISED TO ADD NOTES AND DIMENSIONS
11/15/06	59	REVISED TO ADD NOTES AND DIMENSIONS
10/15/06	60	REVISED TO ADD NOTES AND DIMENSIONS
09/15/06	61	REVISED TO ADD NOTES AND DIMENSIONS
08/15/06	62	REVISED TO ADD NOTES AND DIMENSIONS
07/15/06	63	REVISED TO ADD NOTES AND DIMENSIONS
06/15/06	64	REVISED TO ADD NOTES AND DIMENSIONS
05/15/06	65	REVISED TO ADD NOTES AND DIMENSIONS
04/15/06	66	REVISED TO ADD NOTES AND DIMENSIONS
03/15/06	67	REVISED TO ADD NOTES AND DIMENSIONS
02/15/06	68	REVISED TO ADD NOTES AND DIMENSIONS
01/15/06	69	REVISED TO ADD NOTES AND DIMENSIONS
12/15/05	70	REVISED TO ADD NOTES AND DIMENSIONS
11/15/05	71	REVISED TO ADD NOTES AND DIMENSIONS
10/15/05	72	REVISED TO ADD NOTES AND DIMENSIONS
09/15/05	73	REVISED TO ADD NOTES AND DIMENSIONS
08/15/05	74	REVISED TO ADD NOTES AND DIMENSIONS
07/15/05	75	REVISED TO ADD NOTES AND DIMENSIONS
06/15/05	76	REVISED TO ADD NOTES AND DIMENSIONS
05/15/05	77	REVISED TO ADD NOTES AND DIMENSIONS
04/15/05	78	REVISED TO ADD NOTES AND DIMENSIONS
03/15/05	79	REVISED TO ADD NOTES AND DIMENSIONS
02/15/05	80	REVISED TO ADD NOTES AND DIMENSIONS
01/15/05	81	REVISED TO ADD NOTES AND DIMENSIONS
12/15/04	82	REVISED TO ADD NOTES AND DIMENSIONS
11/15/04	83	REVISED TO ADD NOTES AND DIMENSIONS
10/15/04	84	REVISED TO ADD NOTES AND DIMENSIONS
09/15/04	85	REVISED TO ADD NOTES AND DIMENSIONS
08/15/04	86	REVISED TO ADD NOTES AND DIMENSIONS
07/15/04	87	REVISED TO ADD NOTES AND DIMENSIONS
06/15/04	88	REVISED TO ADD NOTES AND DIMENSIONS
05/15/04	89	REVISED TO ADD NOTES AND DIMENSIONS
04/15/04	90	REVISED TO ADD NOTES AND DIMENSIONS
03/15/04	91	REVISED TO ADD NOTES AND DIMENSIONS
02/15/04	92	REVISED TO ADD NOTES AND DIMENSIONS
01/15/04	93	REVISED TO ADD NOTES AND DIMENSIONS
12/15/03	94	REVISED TO ADD NOTES AND DIMENSIONS
11/15/03	95	REVISED TO ADD NOTES AND DIMENSIONS
10/15/03	96	REVISED TO ADD NOTES AND DIMENSIONS
09/15/03	97	REVISED TO ADD NOTES AND DIMENSIONS
08/15/03	98	REVISED TO ADD NOTES AND DIMENSIONS
07/15/03	99	REVISED TO ADD NOTES AND DIMENSIONS
06/15/03	100	REVISED TO ADD NOTES AND DIMENSIONS



DATE: 10/1/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 100'  
 SHEET NO. 1 OF 1