

"ORIGINAL"



SITE ADDRESS: 1187 E 4TH STREET

Office Use Only:

DATE SUBMITTED: 10.27.2021

HEARING DATE: 11.17.2021

PLACARD: 11.05.2021

FEE: 500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: 5,040 S.F.

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 4th Wednesday of the month. The hearing will be held the 4th 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

APPLICANT:	
Name	<u>Michael Gertz and Jeanne Sun</u>
Address	<u>543 Upper Deer Valley Road</u> <u>Tannersville, PA 18372</u>
Phone:	<u>[REDACTED]</u>
Email:	<u>[REDACTED]</u>
OWNER (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	Carmeia V. Huertas, Jr.
Address	9 Colts Neck Road
	Manahawkin, NJ 08050-7889
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	Joseph T. Pipera III
Address	412 W. Broad St.
	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
1306.01(a)4	3,000 S.F./D.U.	2,520 S.F./D.U.	480 S.F./D.U.
1306.01(a)4	60' W Sideyard	38' W	22' W
1306.01(a)4	4' per side Max. Impervious	0' per side	4' per side
1306.01(a)4	80%	100%	20%

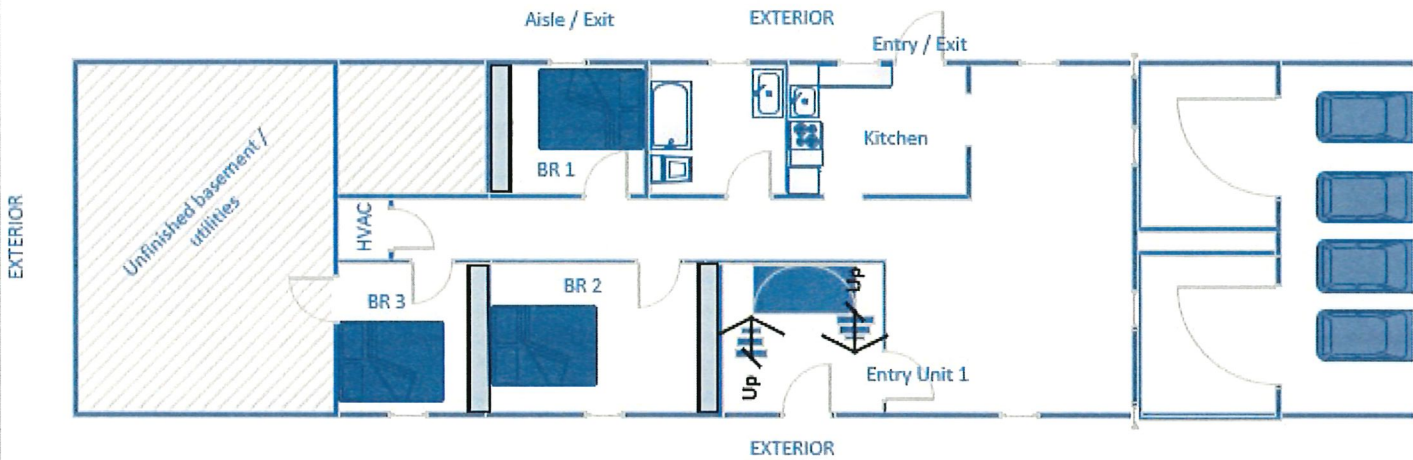
If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

Single Family Dwelling To Additional Number of Dwelling Units

Joe Piperato

From: Michael.J.Gertz@wellsfargo.com
Sent: Monday, October 18, 2021 3:44 PM
To: Joe Piperato
Cc: gertz mike@verizon.net
Subject: RE: Drawing Email

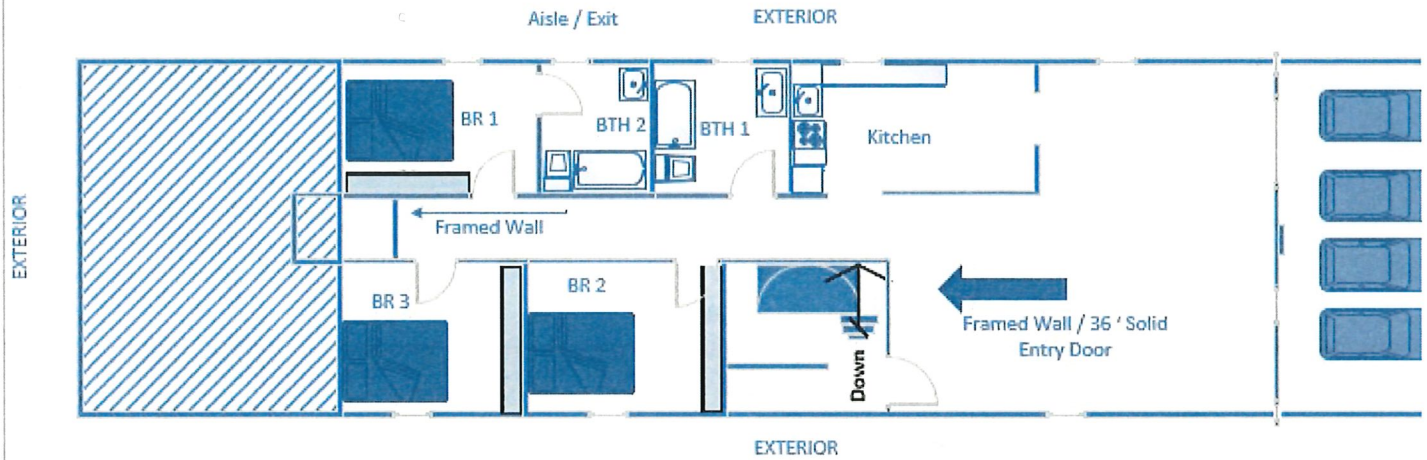
1187 E 4th Street, 1st Floor
Bethlehem PA



Hobart Street

Scope of Work – No Work required for 1st
Floor Apartment

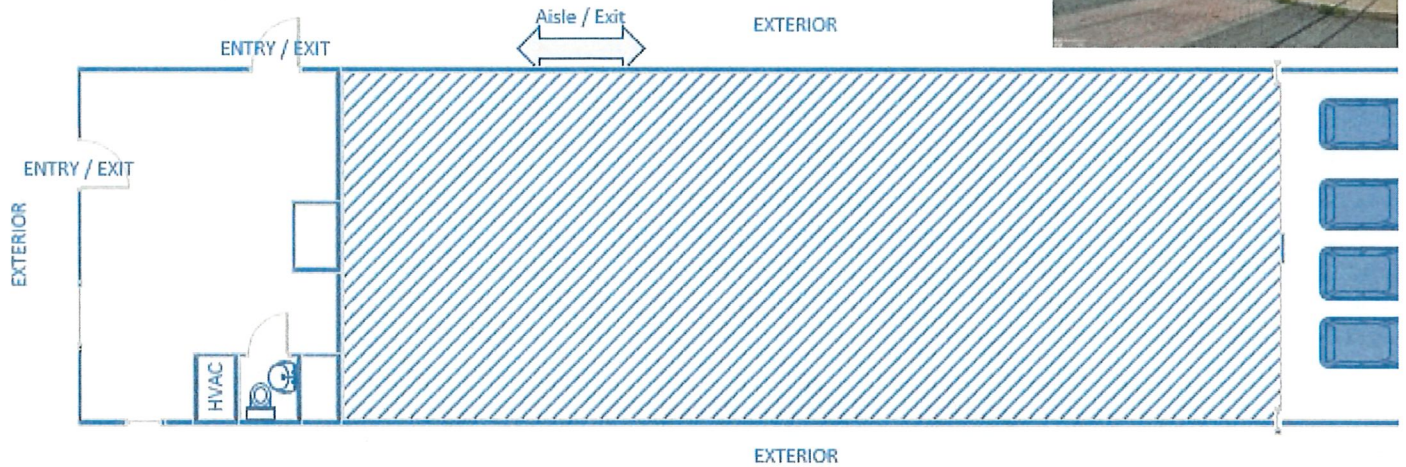
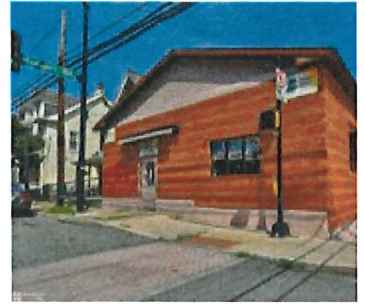
1187 E 4th Street, 2nd Floor
Bethlehem PA



Hobart Street

Scope of Work –
 Increase Landing Wall space
 Fireblock & ¾ Sheet rock
 36 in Solid Core Door
 Frame wall at end of hallway – Est 3'

1187 E 4th Street, Commercial Space
Bethlehem PA



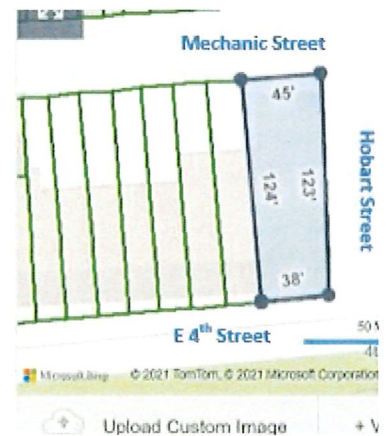
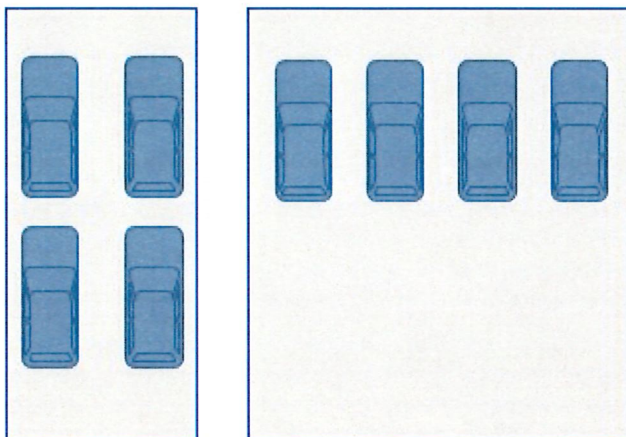
Hobart Street

Scope of Work – No Work required for
Commercial Space

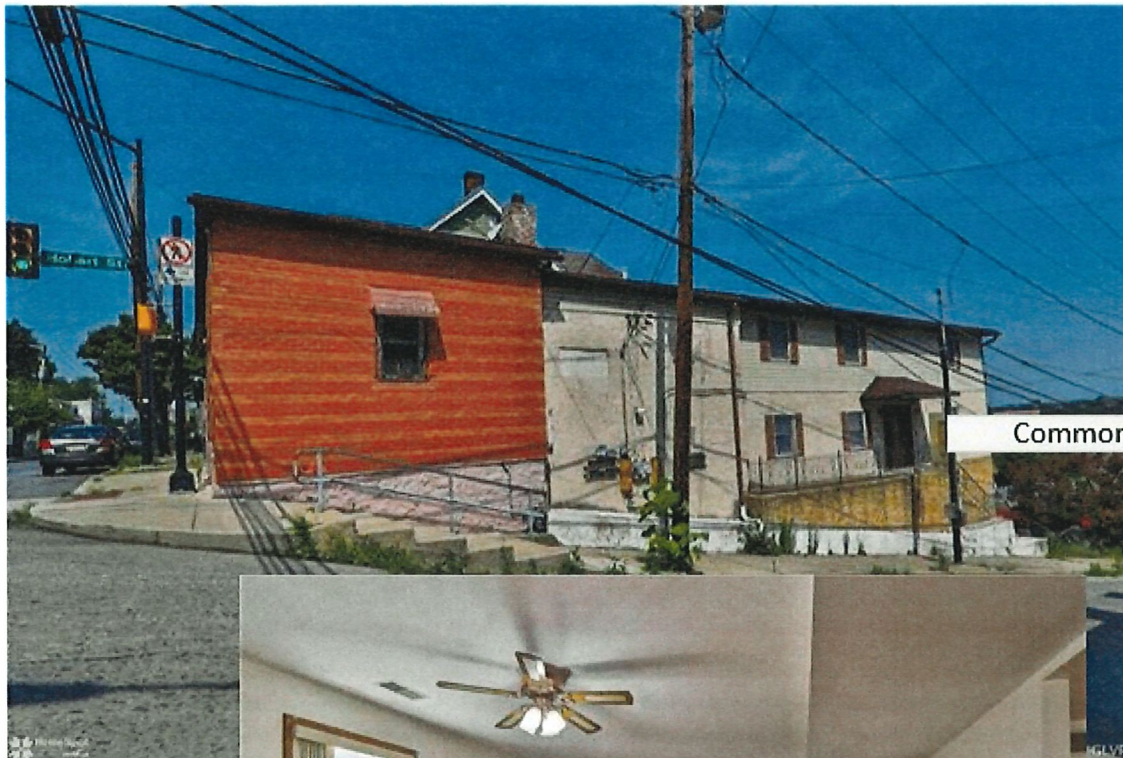


Exterior Parki
Mechanic Street Ei
Dimensions
30 ' x 45 '

Parking Models



1st Floor – No W
Already set



Common Main Entrance



1st Floor Entrance Separate from other Units



Entry to 2nd Floor

Scope of work:

Build up wall to ceiling

¾ sheet rock – 2x4 extension to ceiling – Fire Block insu
Frame and install 36" Solid Core Door – Left Hand Entr
Erect 3' width wall at end of hallway.

From: Joe Piperato <joe@piperatolaw.com>

Sent: Monday, October 18, 2021 3:36 PM

To: Gertz, Michael J. [SYSTEMS OPERATIONS SR MANAGER] <Michael.J.Gertz@wellsfargo.com>

Cc: gertzmike@verizon.net

Subject: RE: Drawing Email

Did not receive

JOSEPH J. PIPERATO, III
ESQUIRE



PIPERATO LAW OFFICE, LLC
412 W. Broad Street
Bethlehem, PA 18018

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