



SITE ADDRESS: 1400 4th St.

Office Use Only:

DATE SUBMITTED: C. 24. 2020

HEARING DATE: 8. 12. 2020

PLACARD: F. 31. 2020

FEE: 500⁰⁰

ZONING CLASSIFICATION: CL

LOT SIZE: .53 ACRES OR 23,040 SF



**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>Marian Yarteh</u>
Address	<u>2812 W Livingston Street</u>
	<u>Allentown PA 18104</u>
Phone:	
Email:	
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:	Raymond Dancho
Address:	434 Forrest Ave Bethlehem PA 18017
Phone:	[REDACTED]
Email:	[REDACTED]
ATTORNEY (if applicable): <input type="checkbox"/>	
Name	
Address	
Phone:	
Email:	

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:

N/A	Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

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.

authorization from the owner of the property when this application is filed.
Name: <u>Raymond Dancho</u>
Address: <u>434 Forrest Ave</u> <u>Bethlehem PA 18017</u>
Phone: <u>404-906-7119</u>
Email: <u>PereiraGlenn1@gmail.com</u>
ATTORNEY (if applicable): <u>0</u>
Name
Address
Phone:
Email:

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	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

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.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable:

1323.07

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

N/A

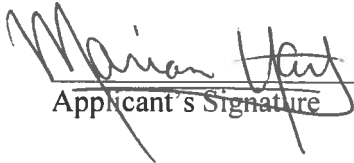
NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.


Applicant's Signature

06/22/2020
Date

Property owner's Signature

Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

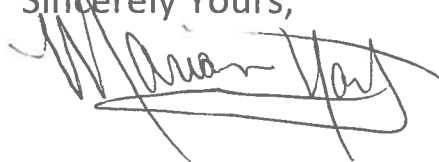
June 24, 2020

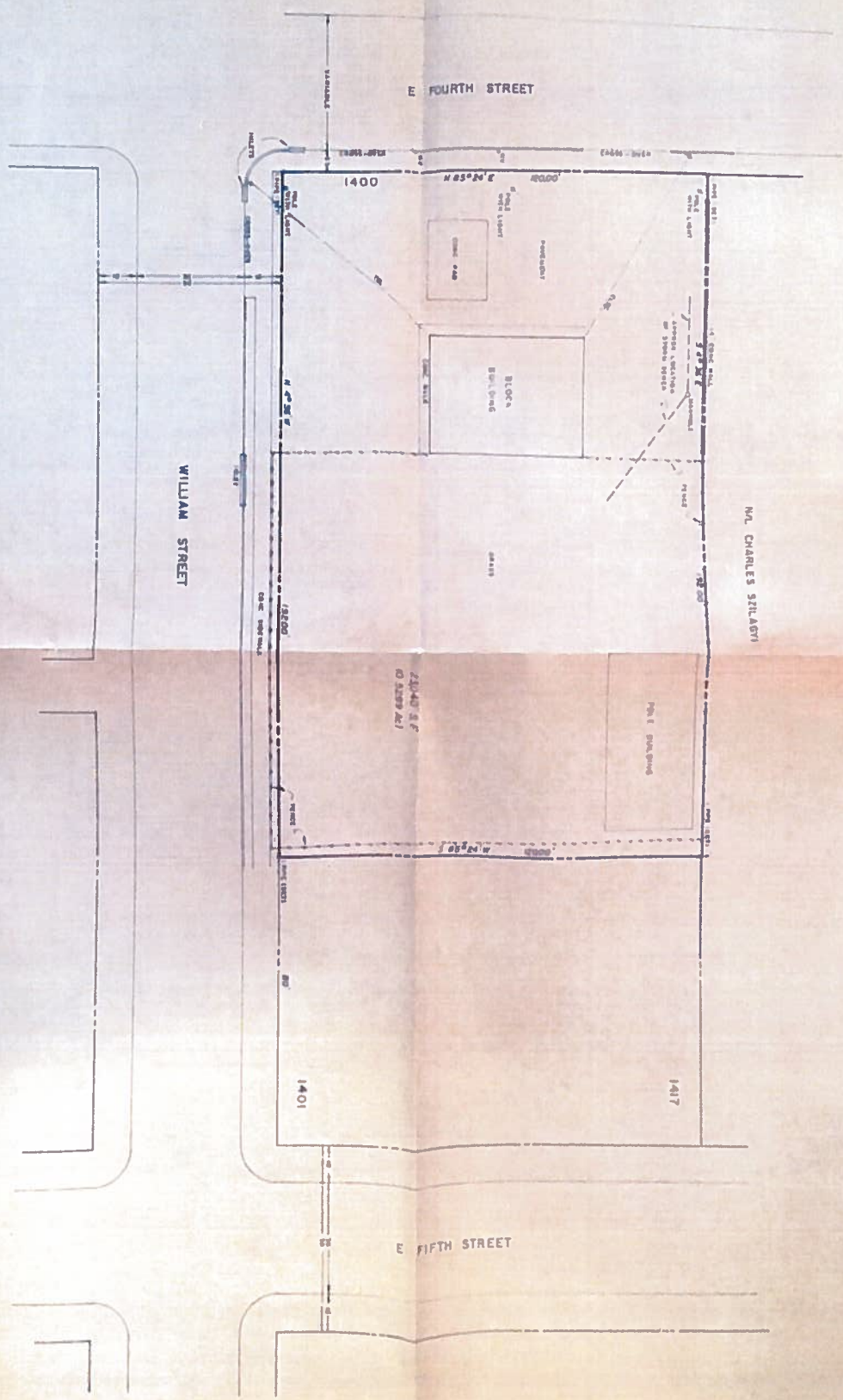
I believe this property should be granted upon zoning requirements and standard because this property haven been grandfather as a garage for repair and services from the first day it has been purchased. Therefore, the ability to fix and repair vehicles have been started since the eighties this property have been here, which my business should have the ability to service the public, the valley, and customers to be able to bring revenue to the city. The other reason why my company should be granted, there was already dealership that was operated to the public in which I can see some trace of it by how the lot is structure for selling and buying vehicles, which again will generate revenue to the city, service the public and even bring jobs to city and community. Since these services of the motor vehicle, have once be done as you can see the history of the property such garage, vehicle repairs, dealerships, and more motor vehicle services. I believe our company Bethlehem Towing Services should be granted and permitted to have this same privilege and opportunity to be able to service the public, Bethlehem, Allentown, Easton and all the surrounding counties.

For this reason, I genuinely believe this property will have good business to service the people around the area and the public to have a good motor vehicle care.

In conclusion, before investing into this property, I did a lot of researched to make sure that it is used for what my business is bringing to the area. Which according to the county website, it's said that this property is originally for garage, repair vehicle with the ability of a dealership. Since I have invested into this property by putting security deposit and first month rent and buying equipment to run this business. I ask Bethlehem County, Zoning and anyone that are involved to favor my company to have the accessibility to run and operate our business to the public instead of having the building sitting vacate without having to generate to the city. Thank You for Your Consideration.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Marion Hart", written over a horizontal line.



SURVEY PLAN

Property of
RAY DANSHO

CITY OF BETHELHEIM, NORTHAMPTON COUNTY, PENNSYLVANIA

SCALE 1" = 50' DATE OCT. 25, 1984

WILLIAM A. SCHMIDT, Registered Professional Surveyor
and Albert H. Galtman, M.S., P.E., Registered Professional Engineer