



SITE ADDRESS: 1234 Pennsylvania Avenue Bethlehem, PA 18018

Office Use Only:

DATE SUBMITTED: 09.22.2021

HEARING DATE: 10.27.2021

PLACARD: 10.12.2021

FEE: \$ 250⁰⁰

ZONING CLASSIFICATION: RS

LOT SIZE: 60' x 100' OR 6,000 SF

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

1. Return one (1) original and eight (8) 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 on the 4th Wednesday of the month. The hearing will be held on 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>Krista Leibensperger and Jose Valencia</u> |
| Address | <u>1234 Pennsylvania Avenue Bethlehem, PA 18018</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 Krista Leibensperger

Address 1234 Pennsylvania Avenue
Bethlehem, PA 18018

Phone: [REDACTED]

Email: [REDACTED]

ATTORNEY (if applicable): [REDACTED]

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 architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. 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 |
|----------------------|----------------------------|---------------------------------|-----------------|
| <u>1306.01(a)(2)</u> | <u>25%</u> | <u>29%</u> | <u>4%</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

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.

N/A

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

N/A

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.

Krista Hunsperger
Applicant's Signature

9/22/2021
Date

Krista Hunsperger
Property owner's Signature

9/22/2021
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.

WARD 13
BLOCK 98



SCALE: 1 IN. = 40 FT. DATE: 7-23-51

Plan of Rosemont Terrace Map 4, P. 70

AVENUE

PENNSYLVANIA

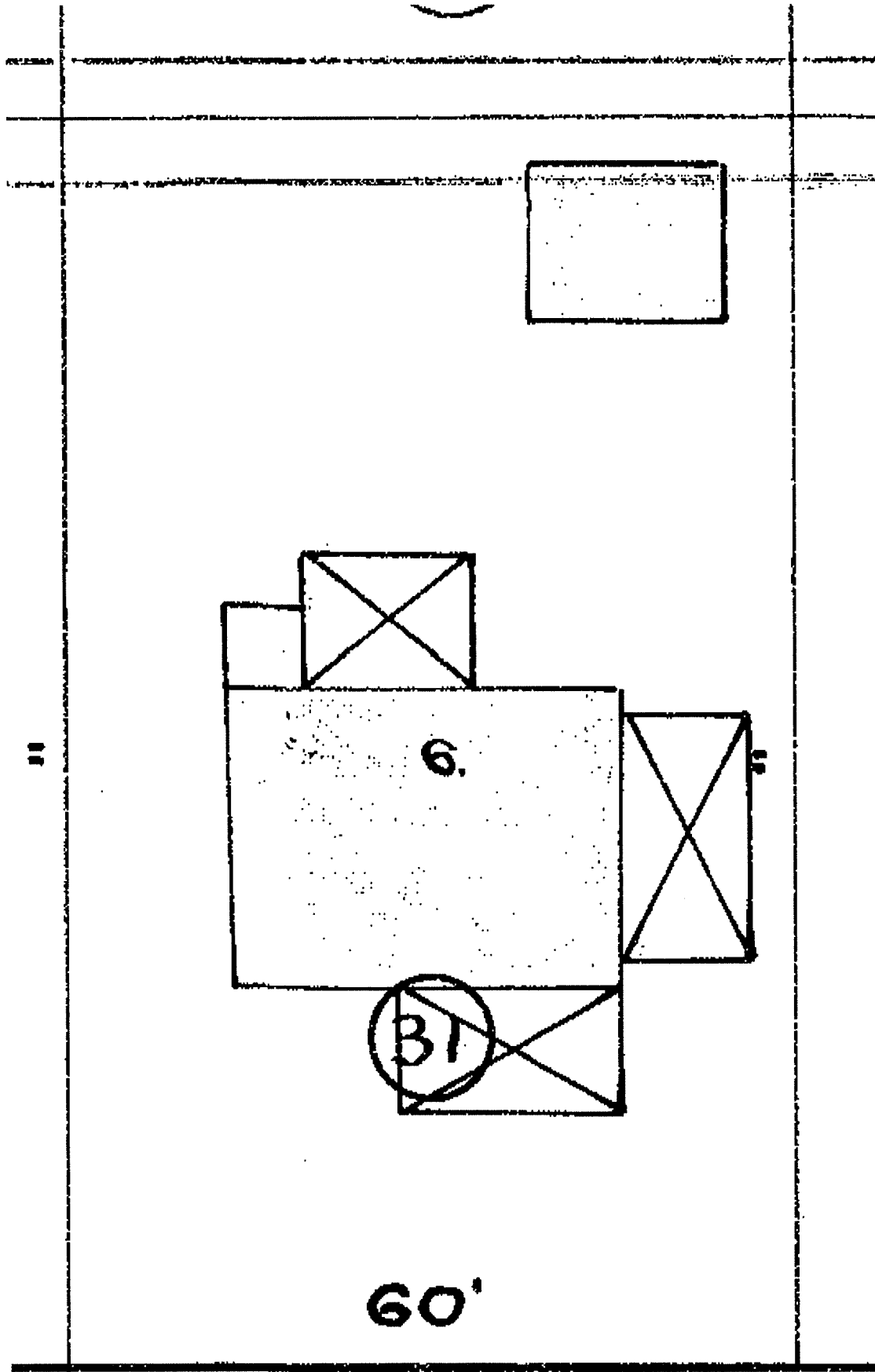
GOLF COURSE

70

BLOCK

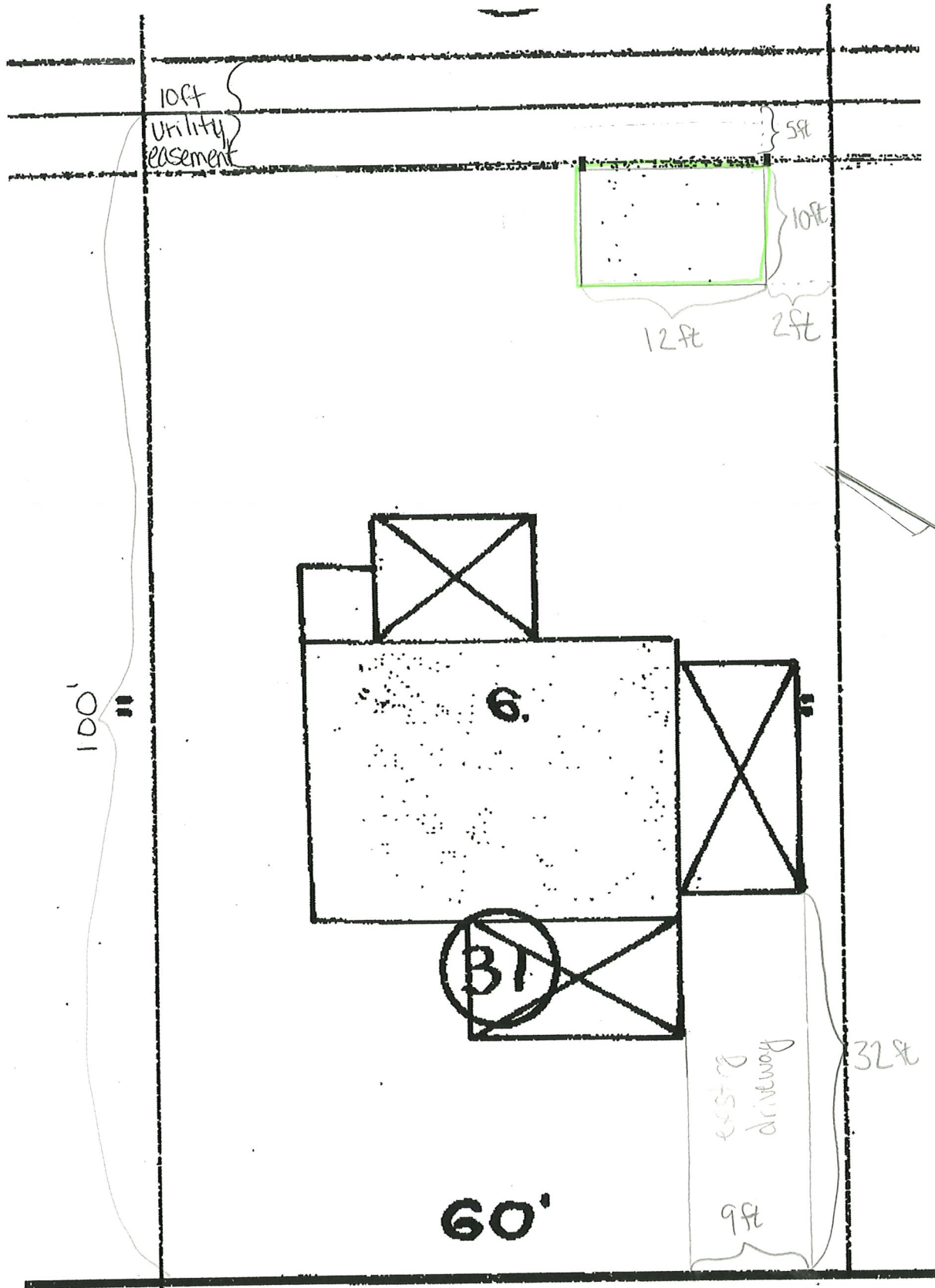
99

56



60'

1234



100'

10ft
Utility
easement

5ft

10ft

12ft

2ft

6.

BT

driveway

32ft

60'

9ft

1234

To whom it may concern

We purchased the property located at 1234 Pennsylvania Avenue in the city of Bethlehem on February 3rd, 2021. When we purchased the home it was already over the Maximum Building Coverage of 25% allowed in the RS district. The previous homeowners had a shed on the property, as shown in the City's ward map. The previous homeowners had the shed removed. We would like to put a shed back to use for storage. We are able to comply with the other sections of the ordinance. We are seeking a variance from section 1306.01(a)(2).

Sincerely,

Krista Leibensperger and Jose Valencia