



SITE ADDRESS: 1820 Elm Street, Bethlehem, PA

Office Use Only:

DATE SUBMITTED: 7.7.2020

HEARING DATE: 8.26.2020

PLACARD: \_\_\_\_\_

FEE: 250<sup>00</sup>

ZONING CLASSIFICATION: RG

LOT SIZE: 75' x 120' or 9000 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) <sup>8</sup> 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>MICHAEL G. &amp; DEBRA L. SANDER</u>
Address	<u>1820 Elm Street</u>
	<u>BETHLEHEM, PA 18017</u>
Phone:	
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
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.**

RG SFDD

**THE RELIEF SOUGHT:**

RYSB = 30'

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
SHED	1306.03(b)	2'	4"	178"
PATIO	1318.17(a)	20'	3'	17'
SHED	1302.02	?		
SHED	1306.01(a)(3)	} VARIANCES REF PJ 3.		

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
Address
Phone:
Email:
ATTORNEY (if applicable):
Name
Address
Phone:
Email:

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**SECTION 3.**

RG SFDD DEF 1302.02  
 RYSB = 30' DIM REAR 1306.01(a)(3)  
 SHED 1306.03(b)  
 REQUIRED = 2'  
 PROPOSED 4' OR 4"

**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
SHED 1306.03(d)	10' from rear yard	0' from rear yard	10' shed
RTO 1306.03(d)	10' from rear yard	2 1/2' from rear yard	7 1/2' patio
			PROPOSED 2'-6"

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.

HOMEOWNER IS SEEKING DIMENSIONAL VARIANCE FOR AN  
ACCESSORY STRUCTURE AND PAVER PATIO. EXISTING BLOCK  
PATIO WITH STONE BASE IS ALREADY ON SITE AND HOMEOWNER WANTS,

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

→ TO PLACE 7' BY 10' SHED ON PAD. HOMEOWNER HAS CONTRACTED  
WITH ATLANTIC RIDGE LANDSCAPING FOR APPROXIMATE 310 SQ. FT. PATIO

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

### 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.

Michael Snyder  
Applicant's Signature

7/6/2020  
Date

\_\_\_\_\_  
Property owner's Signature

\_\_\_\_\_  
Date

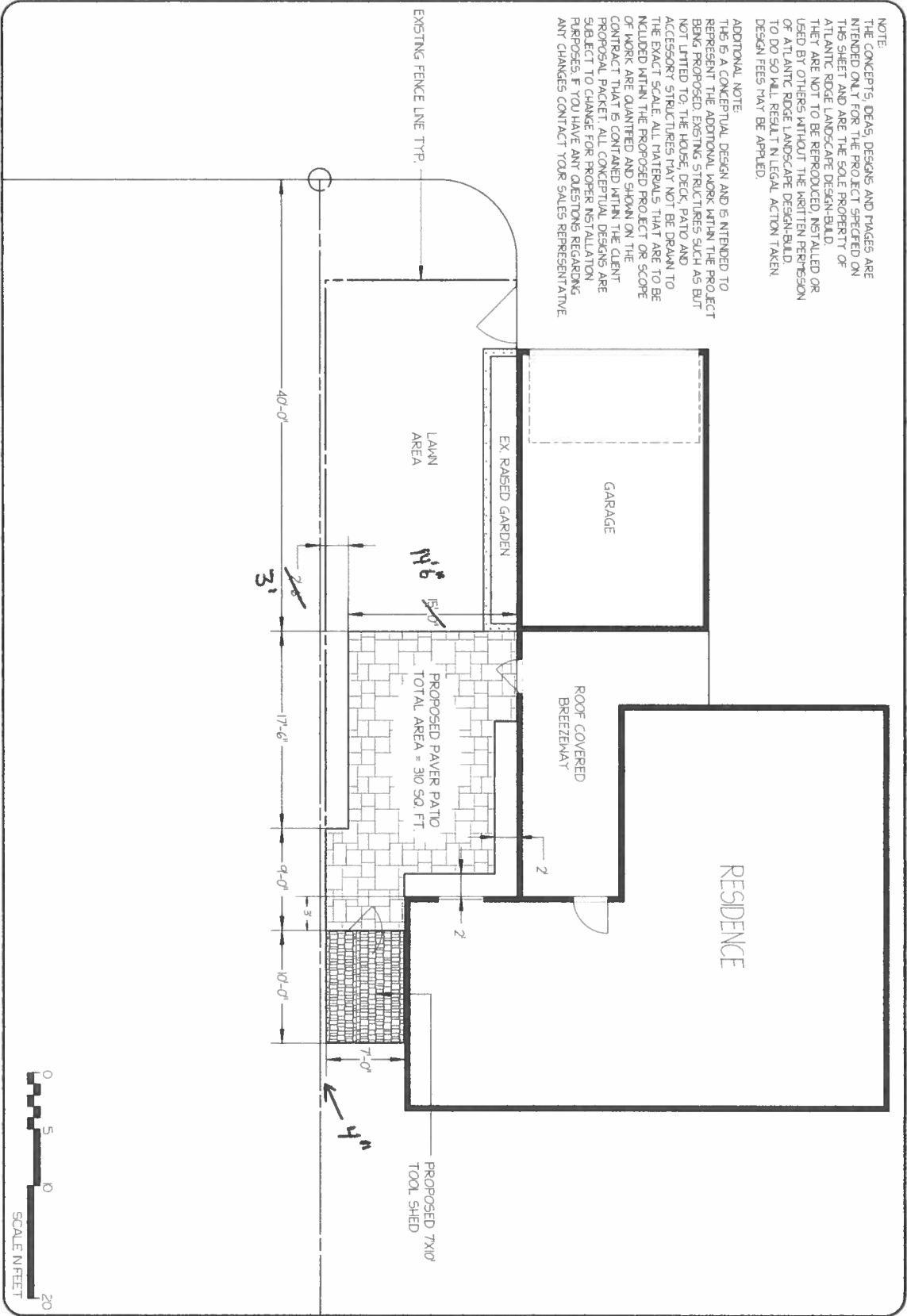
\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date

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

NOTE:  
 THE CONCEPTS, IDEAS, DESIGNS, AND PHASES ARE INTENDED ONLY FOR THE PROJECT SPECIFIED ON THIS SHEET AND ARE THE SOLE PROPERTY OF ATLANTIC RIDGE LANDSCAPE DESIGN-BUILD. THEY ARE NOT TO BE REPRODUCED, INSTALLED OR USED BY OTHERS WITHOUT THE WRITTEN PERMISSION OF ATLANTIC RIDGE LANDSCAPE DESIGN-BUILD. TO DO SO WILL RESULT IN LEGAL ACTION TAKEN. DESIGN FEES MAY BE APPLIED.

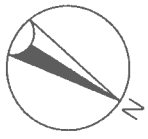
ADDITIONAL NOTE:  
 THIS IS A CONCEPTUAL DESIGN AND IS INTENDED TO REPRESENT THE ADDITIONAL WORK WITHIN THE PROJECT BEING PROPOSED. EXISTING STRUCTURES SUCH AS BUT NOT LIMITED TO: THE HOUSE, DECK, PATIO AND ACCESSORY STRUCTURES MAY NOT BE DRAWN TO THE EXACT SCALE. ALL MATERIALS THAT ARE TO BE INCLUDED WITHIN THE PROPOSED PROJECT OR SCOPE OF WORK ARE QUANTIFIED AND SHOWN ON THE CONTRACT THAT IS CONTAINED WITHIN THE CLIENT PROPOSAL PACKET. ALL CONCEPTUAL DESIGNS ARE SUBJECT TO CHANGE FOR PROPER INSTALLATION PURPOSES. IF YOU HAVE ANY QUESTIONS REGARDING ANY CHANGES CONTACT YOUR SALES REPRESENTATIVE.



**SNYDER RESIDENCE CONCEPT DESIGN**

1820 ELM STREET, BETHLEHEM, PA 18017

SCALE DATE DRAWING #  
 1/8" = 1' - 0" 07/03/2020 005.PERT.MT



Prepared by SnyderLandscape

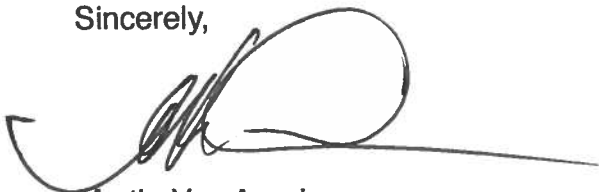
July 7, 2020

City of Bethlehem Zoning Hearing Board  
10 E. Church Street  
Bethlehem, PA 18018

To the Chair and Members of the Board,

My name is Martin Von Assche and my wife Carole and I live at 1725 Jennings Street in Bethlehem. We are next door neighbors to Mike and Debbie Snyder who live at 1820 Elm Street. Mike has shared with us his plans for his backyard which includes the addition of a small garden shed and outdoor paver patio. My wife and I are onboard with their plans to improve their backyard and maximize their outdoor space living. Our two concerns we have expressed to Mike is to make sure there is a gutter on the low end of the shed to direct rainwater away from our side foundation and to install a perforated drainage pipe at the end of his paver patio to again direct the rainwater away from our side foundation. Mike has assured us that these two concerns will be addressed in the improvements he makes to his backyard. Thank you for your time and consideration of their application to the Zoning Board.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martin Von Assche', with a long horizontal flourish extending to the right.

Martin Von Assche

A handwritten signature in black ink, appearing to read 'Carole Von Assche', written in a cursive style.

Carole Von Assche