



SITE ADDRESS: 3410 & 3412 LINDEN STREET

Office Use Only:

DATE SUBMITTED: 06.30.2021

HEARING DATE: 08.25.2021
07.28.2021

PLACARD: 08.12.2021

FEE: \$ 500.00

ZONING CLASSIFICATION: RC

LOT SIZE: IRREGULAR 22,095 SF & 21,200 SF RESPECTIVELY

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 WEST BROAD INVESTMENTS LLC
Address 1619 8TH ST BETHLEHEM PA 18020
Phone: [REDACTED]
Email: [REDACTED]

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
Address
Phone:
Email:
ATTORNEY (if applicable):
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
1306.01(a)(3)	4000SF/DWELLING	2706SF/DWELLING	1294SF/DWELLING
* 16 DWELLING UNITS			

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:

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.

Alain Aern
Applicant's Signature

6/30/2021
Date

Alain Aern
Property owner's Signature

6/30/2021
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.

LAW OFFICES
OF
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August 12, 2021

Craig Pfeiffer
Zoning Officer
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018
610.997.7637

Re: 3412 Linden Street – Variance Request

Mr. Pfeiffer:

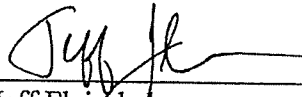
West Broad Investments, LLC is seeking to develop these two lots (they will be merged into a single lot as part of this development process) from the current state (two run down rental buildings) into a well-maintained, highly landscaped 16-unit, 2-floor apartment complex featuring 14 2-bedroom apartments and 2 1-bedroom apartments. The intention is to build these units to a high construction and design standard, with landscaping as required by ordinance, as well as additional landscaping to increase the aesthetic appeal of the complex and add to the luxury feel of the apartments. Given that a variance will be required for the development of the 16-unit complex and the fact that there are more than ten (10) proposed parking spaces, this complex has been subject to preliminary site plan review by the Planning Commission and is scheduled to be heard on August 12, 2021.

As the Board will note from the architectural renderings, the proposed construction is not a standard brick apartment complex, bereft of character, charm, or amenities. West Broad Investments is not interested in owning such properties. The current holdings of West Broad Investments, including a 5-unit building located at 1401 W. Broad Street in Bethlehem, are of high quality, with investments made in quality and comfort for the tenants. This project would allow the Applicant to construct the luxury apartment lifestyle from the proverbial ground floor, controlling the materials, the layouts, and the aesthetic in a manner that raises the bar for rental units in this area. If this variance is permitted and the proposed 16-unit complex is constructed,

the land development process that will confirm that this project confirms with the SALDO, conforms with the general community in which it will be placed, and will be a great benefit to Bethlehem and its citizens.

Thank you for your attention to this matter and the Applicant looks forward to the opportunity to meet with you and discuss this Variance in greater detail.

Sincerely,



Jeff Fleischaker



