



"ORIGINAL"

SITE ADDRESS: 830 13th Avenue, Bethlehem, PA 18018

Office Use Only:

DATE SUBMITTED: 10.08.2021

HEARING DATE: 11.17.2021

PLACARD: 11.05.2021

FEE: 500⁰⁰

ZONING CLASSIFICATION: LI

LOT SIZE: IRREGULAR 1.27 ACRES

**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) ¹⁸ 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	Adams Outdoor Advertising
Address	2176 Avenue C
	Bethlehem, PA 18017
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	Parnusa Tova LLC
Address	1402 57th Street
	Brooklyn, NY 11219-4619
Phone:	██████████
Email:	██████████
ATTORNEY (if applicable):	
Name	Don Souders, Esq. - Florio Perrucci Steinhardt Cappelli Tipton & Taylor LLC
Address	235 Broubalow Way
	Phillipsburg, NJ 08865
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:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
<u>1320.09(b)(3)(ii)</u>	<u>100 sq. ft.</u>	<u>625 sq. ft.</u>	<u>525 sq. ft.</u>
<u>1320.09(b)(3)(ii)</u>	<u>25' above basic grade</u>	<u>34'</u>	<u>9'</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.

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.



Applicant's Signature Lois Arciszewski, Real Estate Manager

10-8-21

Date

See Attached Consent

Property owner's Signature

05/28/21

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.

BEFORE THE ZONING HEARING BOARD OF THE CITY OF BETHLEHEM

IN RE: APPEAL OF ADAMS OUTDOOR ADVERTISING

Appellant's Statement

Appellant is appealing the denial of its Permit Application in its totality with specific reference to the following provisions of the City of Bethlehem's Zoning Ordinance ("Z.O.") identified in the denial.

Z.O. §1320.09(b)(3)(ii) [sign area]

Variance from Z.O. §1320.09(b)(3)(ii)

Z.O. section 1320.09(b)(3)(ii) limits off-premises signs along route 378 to a maximum sign area of 100 sq. ft. Appellant requests a variance from Z.O. §1320.09(b)(3)(ii) to allow the construction and operation of an off-premises sign in accordance with the Permit Application. In particular, Appellant seeks allowance to install and operate a sign with a sign area of 625 sq. ft. along route 378 as set forth in the Permit Application.

Z.O. §1320.09(b)(3)(ii) [sign height]

Variance from Z.O. §1320.09(b)(3)(ii)

Z.O. section 1320.09(b)(3)(ii) limits the height of signs along route 378 to not more than 25 feet above the "basic grade". The Permit Application describes sign 34' above property grade. There are unique physical circumstances associated with the location of the proposed sign such that strict application of Z.O. section 1320.09(b)(3)(ii) limits, as Appellant understands that section, would create an unnecessary hardship. Consequently, Appellant is requesting a variance from Z.O. section 1320.09(b)(3)(ii) limits to allow the placement of the sign at the height described in the Permit Application.

May 28, 2021

City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

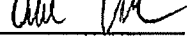
PennDOT
1002 Hamilton Street
Allentown, PA 18101

RE: 830 13th Avenue, Bethlehem, PA 18018

To Whom It May Concern:

As property owner, PARNUSA TOVA LLC, hereby consents to Adams Outdoors's filing of any necessary permit application for the replacement and enlargement of its existing 10'x10' digital billboard located on the property, and its construction of the new digital billboard.

PARNUSA TOVA, LLC

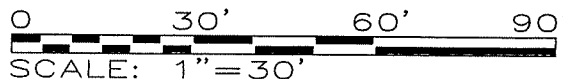
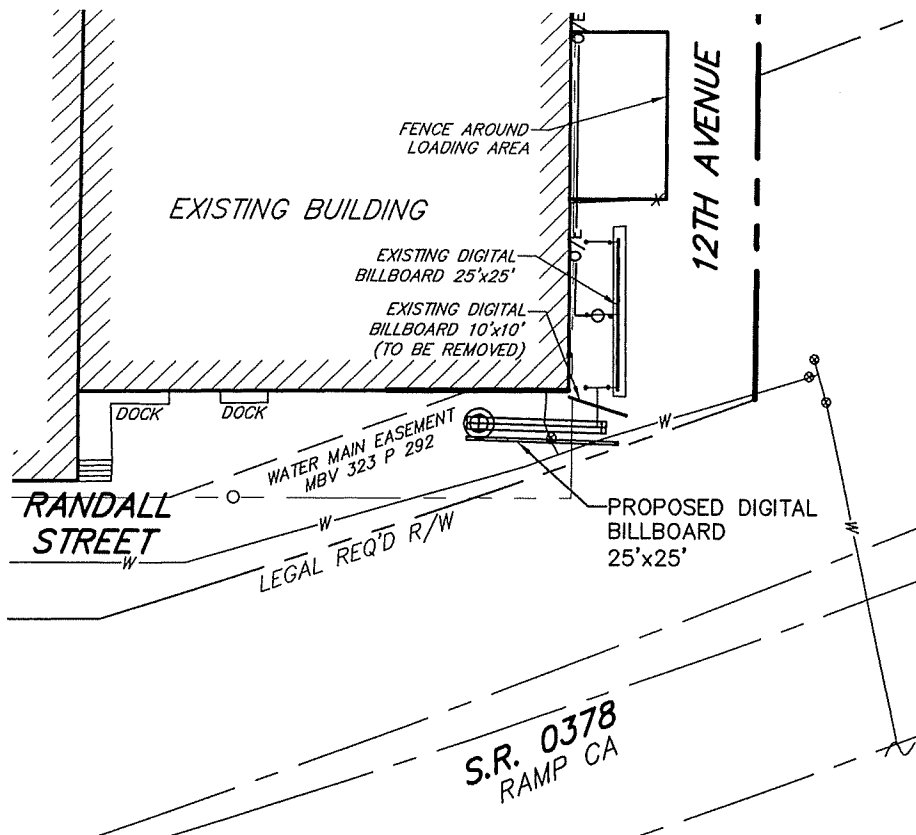
By: 

Authorized Signatory



SITE DATA

OWNER: PARNUSA TOVA, LLC
 1402 57TH STREET
 BROOKLYN, NY 11219-4619
 RECORDING REFERENCE: DOC. ID 2021024294
 LEHIGH COUNTY PARCEL ID: 642800403278 1



610.398.0904
 barryisett.com

DIGITAL BILLBOARD PLAN

ADAMS OUTDOOR ADVERTISING
 830 13TH AVENUE
 CITY OF BETHLEHEM
 LEHIGH COUNTY, PA

JOB NUMBER: 1046515.018

DATE: 09/01/21

SCALE: 1"=30'

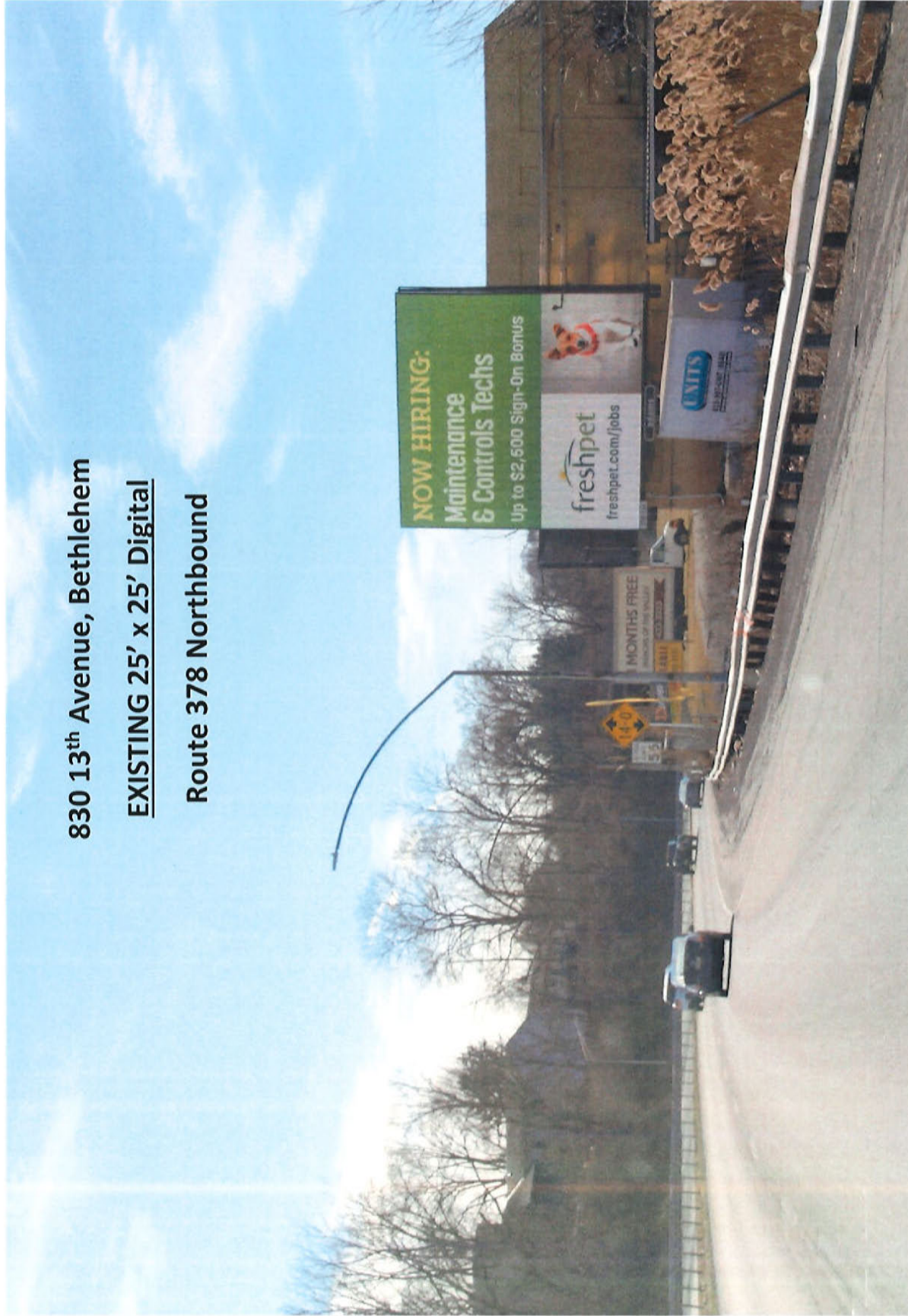
DRAWN BY: DES

SHEET: DS-1

830 13th Avenue, Bethlehem

EXISTING 25' x 25' Digital

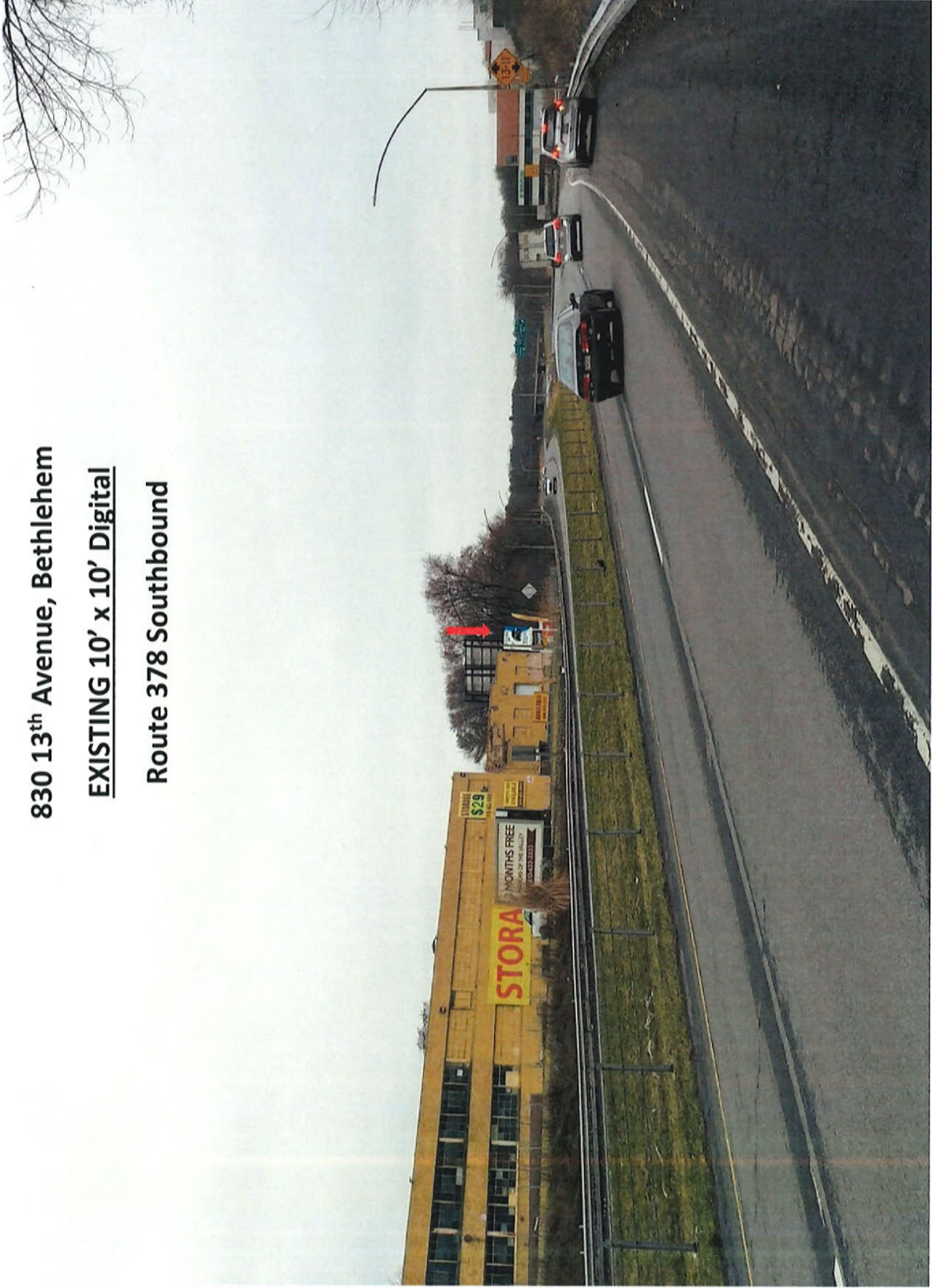
Route 378 Northbound



830 13th Avenue, Bethlehem

EXISTING 10' x 10' Digital

Route 378 Southbound



830 13th Avenue, Bethlehem

PROPOSED 25' x 25' Digital

Route 378 Southbound

