



SITE ADDRESS: 808 BROADWAY

Office Use Only:

DATE SUBMITTED: 01-27-2021

HEARING DATE: 02-24-2021

PLACARD: _____

FEE: \$ 500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: 34' x 140' OR 4,760 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>Mordechai Schwend</u>
Address	<u>1165 East Third Street, Bethlehem, PA 18015</u>
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 Robert W Rust
Address Rust Law LLC 4461 Kohler Drive, Allentown PA 18103-6029
Phone: [REDACTED]
Email: [REDACTED]

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:

Variations for subject property located 208 Broadway, Bethlehem, PA the RT District under Special Exception pursuant to 1322.03(c) Ref. Page 28 § 174-175 et al

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
1322.03 (c)	Minimum of 3,000 SF of living space	2,612 SF / Living space	(388 SF)
1326.01 (b) (4)	Minimum of 6,000 SF of lot area	4,760 SF / Total lot	(1,240 SF)
1319.01 (a) (1) (i)	Two off street parking spaces per dwelling	Four parking spaces per dwelling	N/A

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: _____

1322.03 (a) Reg. Page 28 § 174-18

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

(Stratford
stratford)

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

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.

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

1322.03 (a) Ref. Page 28 & 174-18

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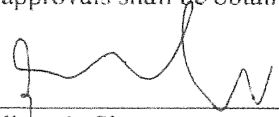
NARRATIVE

(See attached statement)

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

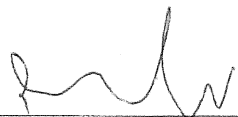
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Applicant's Signature

Date



Property owner's Signature

Date

Received by

Date

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STATEMENT

Reasons for Variance Request for 808 Broadway, Bethlehem PA property owned by Mordecai Schweid

Applicant respectfully seeks the approval of the Zoning Hearing Board of the City of Bethlehem specifically regarding the minimum square footage requirement for the total living space and the minimum square footage requirement for the tract size of Applicant's 808 Broadway, Bethlehem, PA property (the "Property") in order to qualify under Special Exception pursuant to 1322.01 (a) (1) (i) to allow Applicant to convert the Property from a single unit use to a two-unit use.

Applicant respectfully submits that the subject property has been used a two-unit dwelling, containing three separate entrances (two on the first floor and one on the second floor, two kitchens, two electrical control meters and eight bedrooms. Moreover, Applicant submits that he can demonstrate to the members of the Zoning Hearing Boards that there are smaller residential properties in the RT District currently operating as two unit dwellings. Finally, Applicant attests to his financial capability and commitment (to the City of Bethlehem) to refurbish the Property (inside and out) in a manner that will enhance the neighborhood and support increases in property values.

In light of the foregoing, Applicant submits that it would be hardship on him to not be allowed to use this Property which is configured for two-unit occupancy and has been used as such.

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

1322.03 (a) Ref. Page 28 & 174-18

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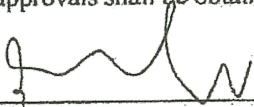
NARRATIVE

(See attached statement)

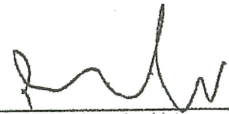
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Applicant's Signature

1/27/2023
Date


Property owner's Signature

1/27/2023
Date

Received by

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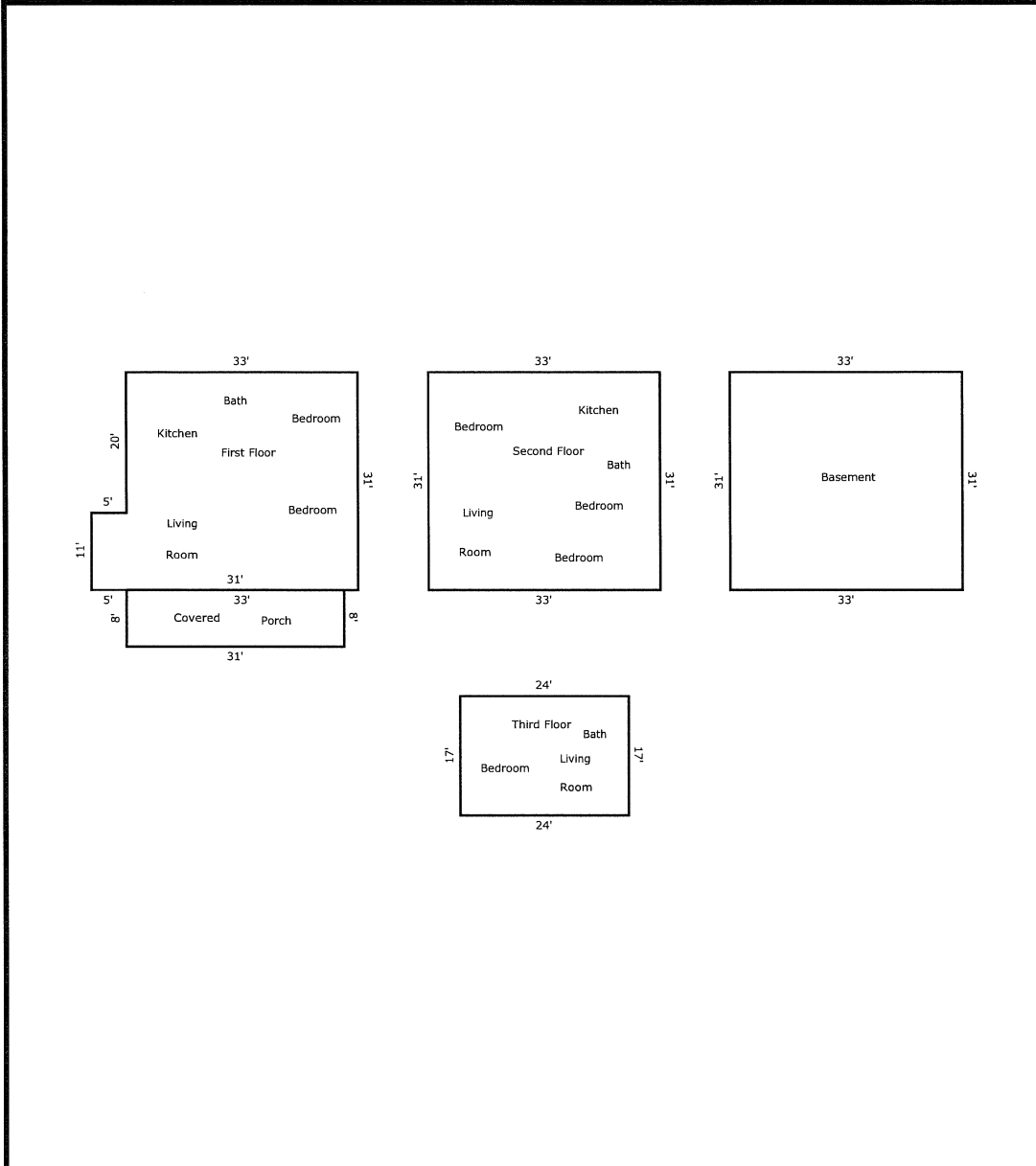
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Building Sketch

Borrower	Mordechai Schweid				
Property Address	808 Broadway				
City	Bethlehem	County	Northampton	State	PA
Lender/Client	Broadview Funding		Zip Code	18015	



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1078 Sq ft	$31 \times 33 = 1023$ $5 \times 11 = 55$
Second Floor	1023 Sq ft	$33 \times 31 = 1023$
Undefined Area	408 Sq ft	$17 \times 24 = 408$
Total Living Area (Rounded):	2509 Sq ft	
Non-living Area		
Covered Porch	248 Sq ft	$31 \times 8 = 248$
Basement	1023 Sq ft	$33 \times 31 = 1023$

Subject Photo Page

Borrower	Mordechai Schweid				
Property Address	808 Broadway				
City	Bethlehem	County	Northampton	State	PA Zip Code 18015
Lender/Client	Broadview Funding				



Subject Front

808 Broadway
Sales Price 110,000
Gross Building Area 2,500
Age 120



Subject Rear



Subject Street

Subject Interior Photo Page

Borrower	Mordechai Schweid						
Property Address	808 Broadway						
City	Bethlehem	County	Northampton	State	PA	Zip Code	18015
Lender/Client	Broadview Funding						



Subject Interior

808 Broadway
Sales Price 110,000
Gross Building Area 2,500
Age 120

Living Room
Unit #1



Subject Interior

Kitchen
Unit #1



Subject Interior

Bedroom #1
Unit #1

Subject Interior Photo Page

Borrower	Mordechai Schweid						
Property Address	808 Broadway						
City	Bethlehem	County	Northampton	State	PA	Zip Code	18015
Lender/Client	Broadview Funding						



Subject Interior

808 Broadway
Sales Price 110,000
Gross Building Area 2,500
Age 120

Bedroom #2
Unit #1



Subject Interior

Bedroom #3
Unit #1



Subject Interior

Full Bathroom
Unit 1

Subject Interior Photo Page

Borrower	Mordechai Schweid						
Property Address	808 Broadway						
City	Bethlehem	County	Northampton	State	PA	Zip Code	18015
Lender/Client	Broadview Funding						



Subject Interior

808 Broadway
Sales Price 110,000
Gross Building Area 2,500
Age 120

Living Room
Unit #2



Subject Interior

Kitchen
Unit #2



Subject Interior

Bedroom #1
Unit 2

Subject Interior Photo Page

Borrower	Mordechai Schweid						
Property Address	808 Broadway						
City	Bethlehem	County	Northampton	State	PA	Zip Code	18015
Lender/Client	Broadview Funding						



Subject Interior

808 Broadway
Sales Price 110,000
Gross Building Area 2,500
Age 120

Bedroom #2
Unit #2



Subject Interior

Full Bathroom
Unit #2



Subject Interior

Living Room
Unit 3

Subject Interior Photo Page

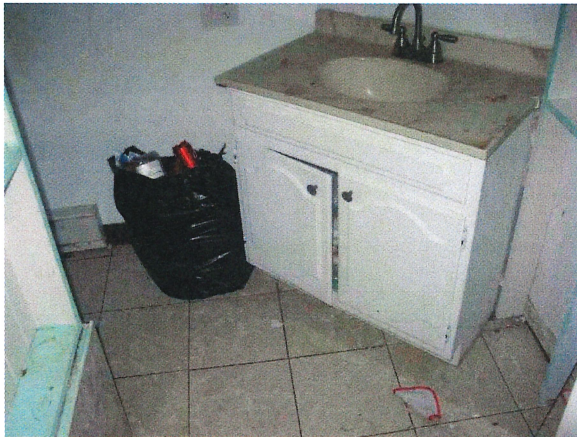
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Subject Interior

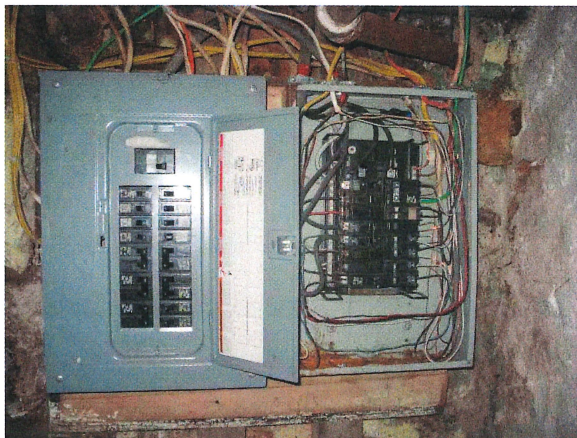
808 Broadway
Sales Price 110,000
Gross Building Area 2,500
Age 120

Bedroom
Unit #3



Subject Interior

Full Bathroom
Unit 3



Subject Interior

Photograph Addendum

Borrower	Mordechai Schweid						
Property Address	808 Broadway						
City	Bethlehem	County	Northampton	State	PA	Zip Code	18015
Lender/Client	Broadview Funding						



Alternative View of Street



West Side



Bilko Door

Photograph Addendum

Borrower	Mordechai Schweid						
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Lender/Client	Broadview Funding						



East Side



Gas Meters









