



SITE ADDRESS: 1501 ELLIOTT AVE

Office Use Only:

DATE SUBMITTED: 02.26.2021

HEARING DATE: 03.24.2021

PLACARD: _____

FEE: \$500⁰⁰

ZONING CLASSIFICATION: RG

LOT SIZE: 50' x 120' or 6,000 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>Nicholas Youssef</u>
Address <u>1501 Elliot ave Bethlehem pa</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
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 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
1306.01(a)(3)	6,500	6,000	

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:

To convert a non-conforming commercial office into a single family dwelling, thereby creating two dwellings on the parcel. (sections 1323.07, 1325.07) and all associated variances, special exceptions, and interpretations

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

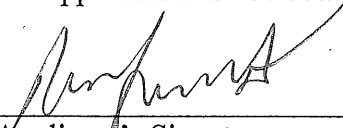
NARRATIVE

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.



Applicant's Signature

2/9/2021

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.

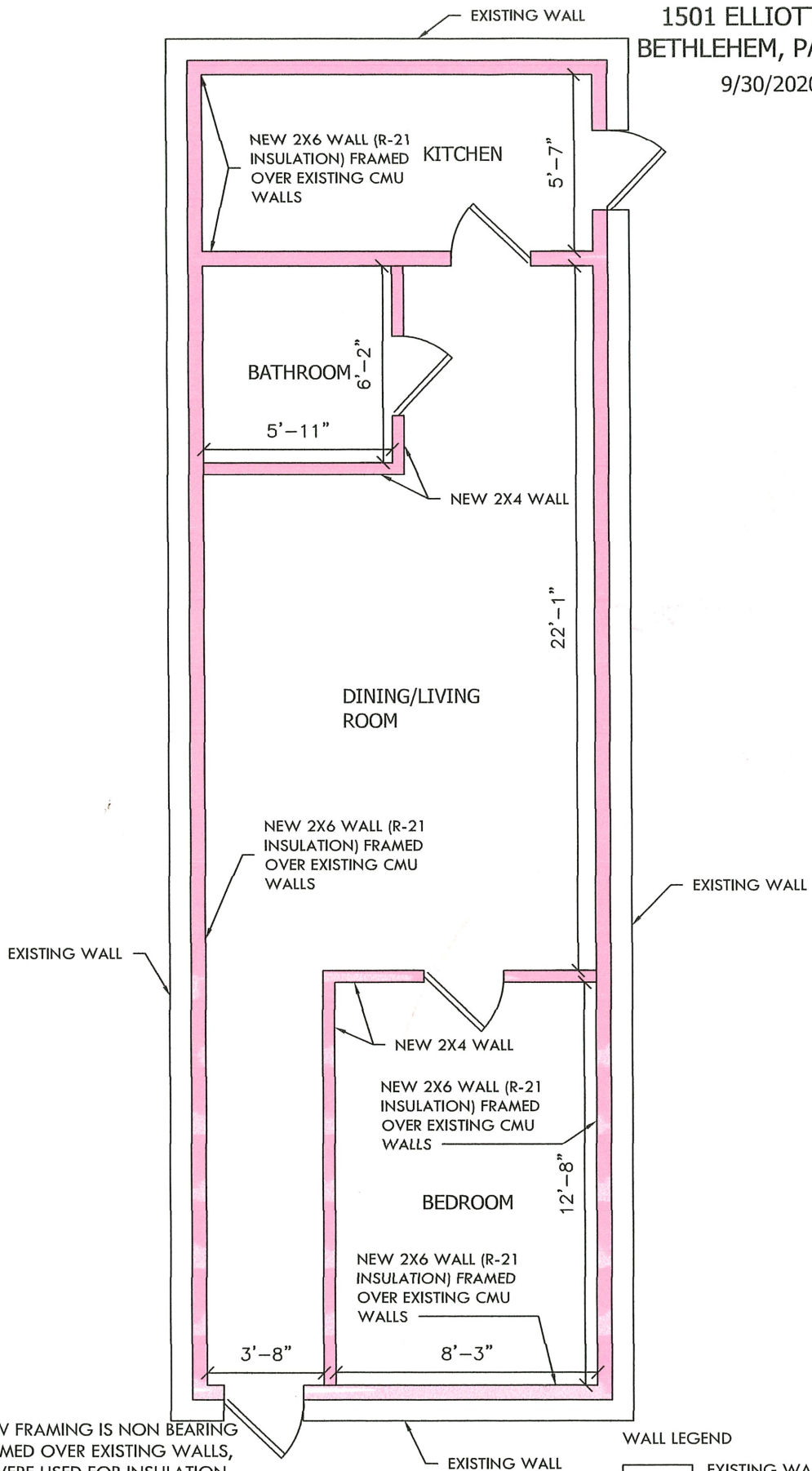
1501-1503 Elliott Avenue Zoning Application

Owner: Nicholas V. Youssef

February 25, 2021

1501-1503 Elliott Avenue Bethlehem, PA 18018 is located within the Medium Density Residential District in the City of Bethlehem. The property currently contains a 3 bedroom residential home, a detached building previously used as office commercial space and a detached 2 car garage. We are filing this zoning application to convert the zoning of the commercial building into residential. We believe it would be of better use as a 1 bedroom home considering the location is within a quite residential neighborhood. Leaving this portion of the property as a office commercial space could bring too much traffic into this neighborhood. 1501 Elliott Ave, being the current office commercial space already has a full bathroom, kitchen, and small bedroom. We do not propose to change the size of the space. 1503 Elliott Ave, is currently 3 bedroom 2 bath, home. Therefore the total property will have 2 residential units. The total property currently contains 2 off street parking spaces and a 2 car detached garage, totaling 4 off street parking spaces.

1501 ELLIOTT AVE
 BETHLEHEM, PA 18018
 9/30/2020



NOTE: ALL NEW FRAMING IS NON BEARING AND WAS FRAMED OVER EXISTING WALLS, NEW WALLS WERE USED FOR INSULATION PURPOSES (R-21 INSULATION)

1
 ST1 PERMIT PLAN
 N.T.S.

WALL LEGEND
 [White Box] EXISTING WALLS TO REMAIN
 [Pink Box] NEW WALLS

Mail body:



Mail body: Fwd:

----- Forwarded message -----

From: **Nicholas yousef** <youssefbuilders@gmail.com>

Date: Sun, Feb 7, 2021 at 8:12 PM

Subject:

To: <youssefbuilders@gmail.com>



Mail body: Fwd:

----- Forwarded message -----

From: **Nicholas yousef** <youssefbuilders@gmail.com>

Date: Mon, Feb 8, 2021 at 8:11 AM

Subject:

To: <youssefbuilders@gmail.com>



