



SITE ADDRESS: 10-16 W. Goepp Street

Office Use Only:

DATE SUBMITTED: 6.15.2020

HEARING DATE: 7.22.2020

PLACARD: 7.7.2020

FEE: 500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: 17,000 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

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|---|
| APPLICANT: |
| Name <u>Monocacy General Contracting, LLC</u> |
| Address <u>3128 Beaufort Street</u> |
| <u>Bethlehem, PA 18017</u> |
| Phone: <u>[REDACTED]</u> |
| 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 |
| Address |
| |
| Phone: |
| Email: |
| ATTORNEY (if applicable): |
| Name James J. Holzinger, Esquire |
| Address 1216 Linden Street |
| Bethlehem, PA 18018 |
| 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:

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 |
|-----------------|-------------------------------|---------------------------------|-----------------|
| _____ | _____ | _____ | _____ |
| _____ | Please see attached narrative | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

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.
Please see attached

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.

Monocacy General Contracting, LLC

By: 
Applicant's Signature Authorized Member

6-15-2020
Date

Monocacy General Contracting, LLC

By: 
Property owner's Signature Authorized Member

6-15-2020
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.

Applicant proposes to rehab an existing industrial use type structure located at 10-16 Goepf Street, the structure having frontage on both Goepf Street and Ettwein Street to rear. To facilitate a 16 unit development, Applicant requests Variances from the following:

A. Relief from Article 1306.01(a)4 which limits the number of multi family dwelling units for a less than 3½ story building in the RT Zoning District to one unit per 2500 s.f. of lot area, in this case, 6.8 units are allowed based upon a lot area of 17,000 s.f. - approval for 16 units is being requested.

B. Relief from Code Section 1319.01(a)(1)(ii) which requires 1.75 parking spaces per unit, i.e. 28 required approval for only 14 off street parking spaces is requested.

Applicant believes that the Variances listed above are necessary for the meaningful rehab of the structure which has a unique history and design. Applicant further believes that the proposed intensity of an allowed use will be compatible with the neighborhood due to the uses in the neighborhood, the building's close proximity to the downtown area and its access to public transportation.