



SITE ADDRESS: 129 E. Goepf St.

Office Use Only:

DATE SUBMITTED: 2.25.2020

HEARING DATE: 3.25.2020

PLACARD: 3.11.2020

FEE: 500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: 20 x 100 OR 2000 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>John Jasniewicz</u>
Address	<u>831 Kieffer St.</u>
	<u>Fountain Hill 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 <i>Vanessa Estates LLC</i>
Address <i>1101 W. Cedar St.</i>
<i>Allentown, PA 18102</i>
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

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.

1304.01 (b)(1) USE VARIANCE FOR CONVERSION.

1319.01(a)(1)(ii) FOUR SPACES REQUIRED, NONE PROVIDED.

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.


Applicant's Signature

2/20/2020
Date


Property owner's Signature

2/20/2020
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.

February 21, 2020

Vanessa Estates, LLC
1101 West Cedar Street
Allentown, PA 18102

City of Bethlehem

Vanessa Estates, LLC authorizes John Jasniewicz to represent Vanessa Estates, LCC for zoning appeal at 129 East Geopp Street, Bethlehem.

A handwritten signature in black ink, appearing to read 'Manny Makhoul', with a long horizontal stroke extending to the left.

Manny Makhoul
Vanessa Estates, LLC.



1101 W. Cedar Street, Allentown, PA 18102
610-841-9987

February 28, 2020

Vanessa Estates LLC
1101 W Cedar Street
Allentown, PA 18102

City of Bethlehem Zoning

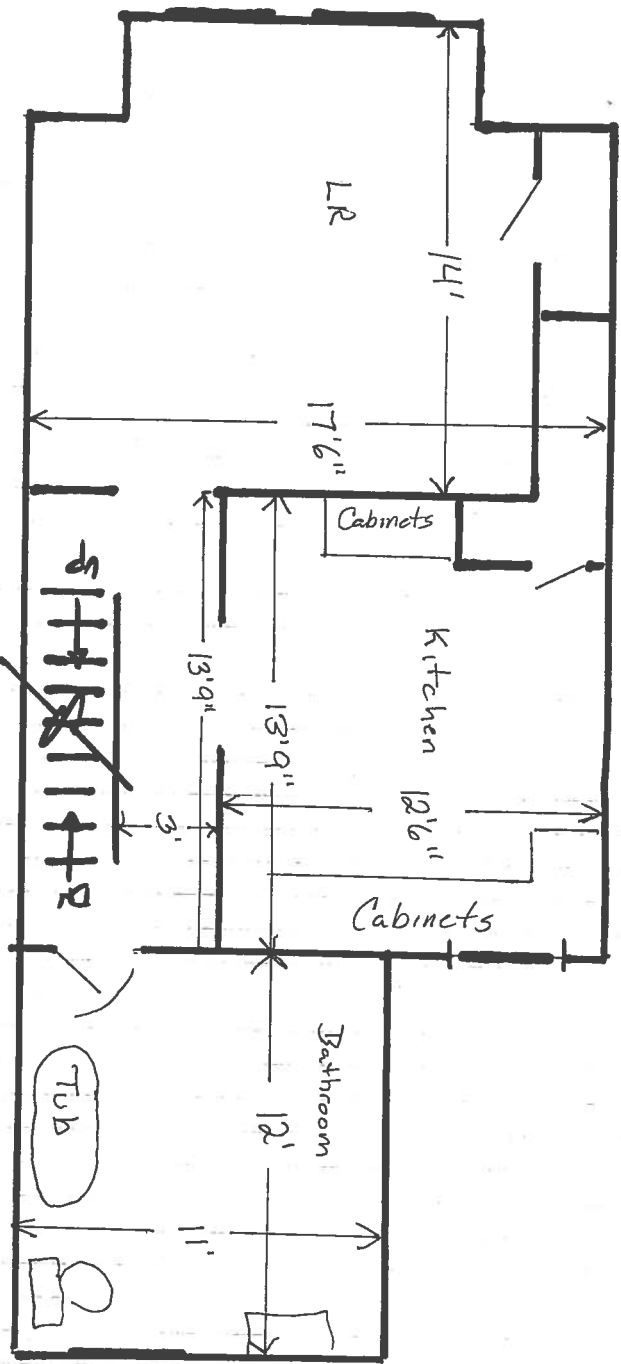
To Whom It May Concern,

Enclosed are the floor plans and pictures of 129 E. Goepf Street, Bethlehem, PA. The property was converted in the past into a 2-unit home. The only change to the layout that we would make, is to close off a doorway on the first floor, marked with a star on the plans. If accepted, the first-floor apartment would be a 532 sq. ft., 1-bedroom apartment. The second floor would be a 1062 sq. ft. 2-bedroom apartment. This house is the middle unit of a row of homes. Currently 127 E. Goepf Street is a 2-unit property and 131 E. Goepf Street is a 3-unit property.

Thank you for your consideration,

Vanessa Estates LLC

2nd floor layout 591 sq. ft.



3RD Floor Layout 474 Sq. ft.

