



SITE ADDRESS: 1137 East 3<sup>rd</sup> Street, Bethlehem PA  
18015

Office Use Only:

DATE SUBMITTED: 12.07.2020

HEARING DATE: 01.27.2021

PLACARD: 01.14.2021

FEE: \$500<sup>00</sup>

ZONING CLASSIFICATION: RT

LOT SIZE: 19' x 116' or 2204 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 4<sup>th</sup> Wednesday of the month. The hearing will be held the 4<sup>th</sup> 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 Tatiana Arolli, manager of Silver Maple Enterprise LLC

Address 203 Main Street, #118, Flemington NJ 08822

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:
<b>ATTORNEY</b> (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.

I want to add a 2-Bedroom/1-bath unit on the  
2<sup>nd</sup> Floor of the garage at 1137 East 3<sup>rd</sup> St  
Bethlehem PA.

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.

 manager of Silver Maple Enterprise LLC  
Applicant's Signature  
11/01/2020  
Date

 manager of Silver Maple Enterprise LLC  
Property owner's Signature  
11/01/2020  
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.

**1137 East 3<sup>rd</sup> Street, Bethlehem PA 18015**

To whom it may concern,

I am the owner of the property at 1137 East 3<sup>rd</sup> St Bethlehem PA 18015 and looking to add an additional unit on the second floor of the detached garage. According to rental search engines including but not limited to Zillow rentals, Trulia, Hot pads etc., there is a high demand for rental units in the area while the supply remains low. According to Lehigh Valley Planning commission, the population of Lehigh Valley has increased 10.7% in the past decade. The population of Northampton county is projected to increase 8.4% in the next decade with the City of Bethlehem projected to experience the highest growth. This confirms the continuous increased need for housing.

I am a local investor striving to provide safe, quality housing to local families. I am working with a local contractor who has a good track record of doing quality work.

I am looking to have a 2-bedroom/ 1-bath apartment added on the second floor of the garage. Please see attached Block Survey (lot 77) and a floor plan.

The apartment will have a separate heat, water, and electric. Water lines will be pulled from the main and run underground to the new apartment. 2 bedrooms will be added with egress window. A full-size single bathroom with tub/shower, full kitchen area, and living room area with coat closet will be added. A full sheetrock/ tile ceiling will be added throughout. There is currently no sewer lateral nor tap for the garage space. There is a sewer clean out for the next-door building at the rear of the building in the alleyway. The plan is to cut and excavate to add sewer lateral to rear manhole. Lateral will run up common interior firewall to the future apartment above.

Feel free to reach out with any questions.

Regards,



Tatiana Arolli, Manager of Silver Maple Enterprise LLC

203 Main Street, #118

Flemington NJ 08822

646-853-0171

elmenterprisellc@protonmail.com

CITY OF BETHLEHEM  
DEPARTMENT OF  
ENGINEERING  
ASSESSMENT MAP

WARD  
5  
BLOCK  
2  
A

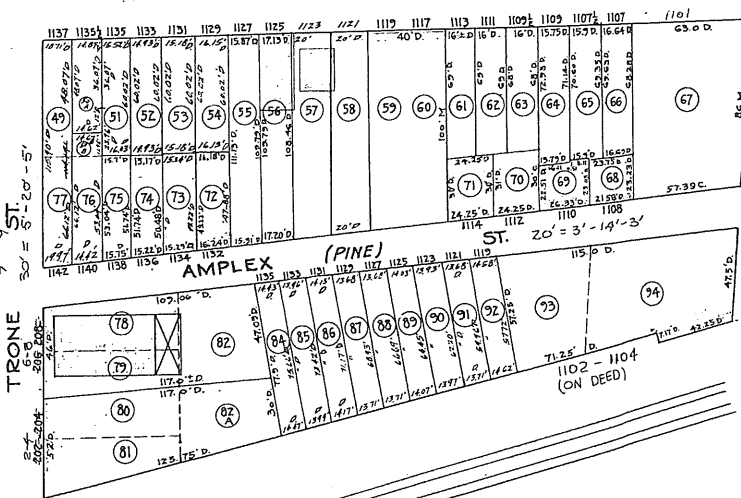
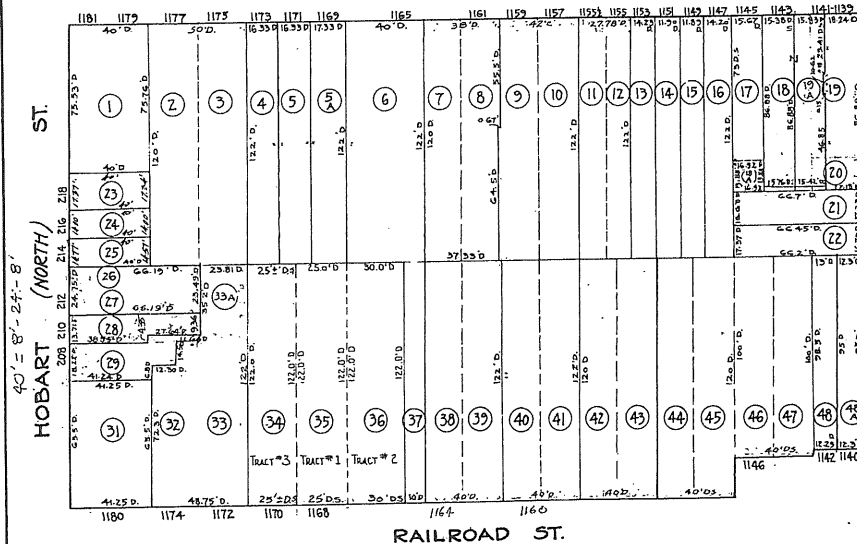
Block 4-A

E. THIRD ST.

60' = 10' - 40' - 10'

HILL ST.

Block 2-B

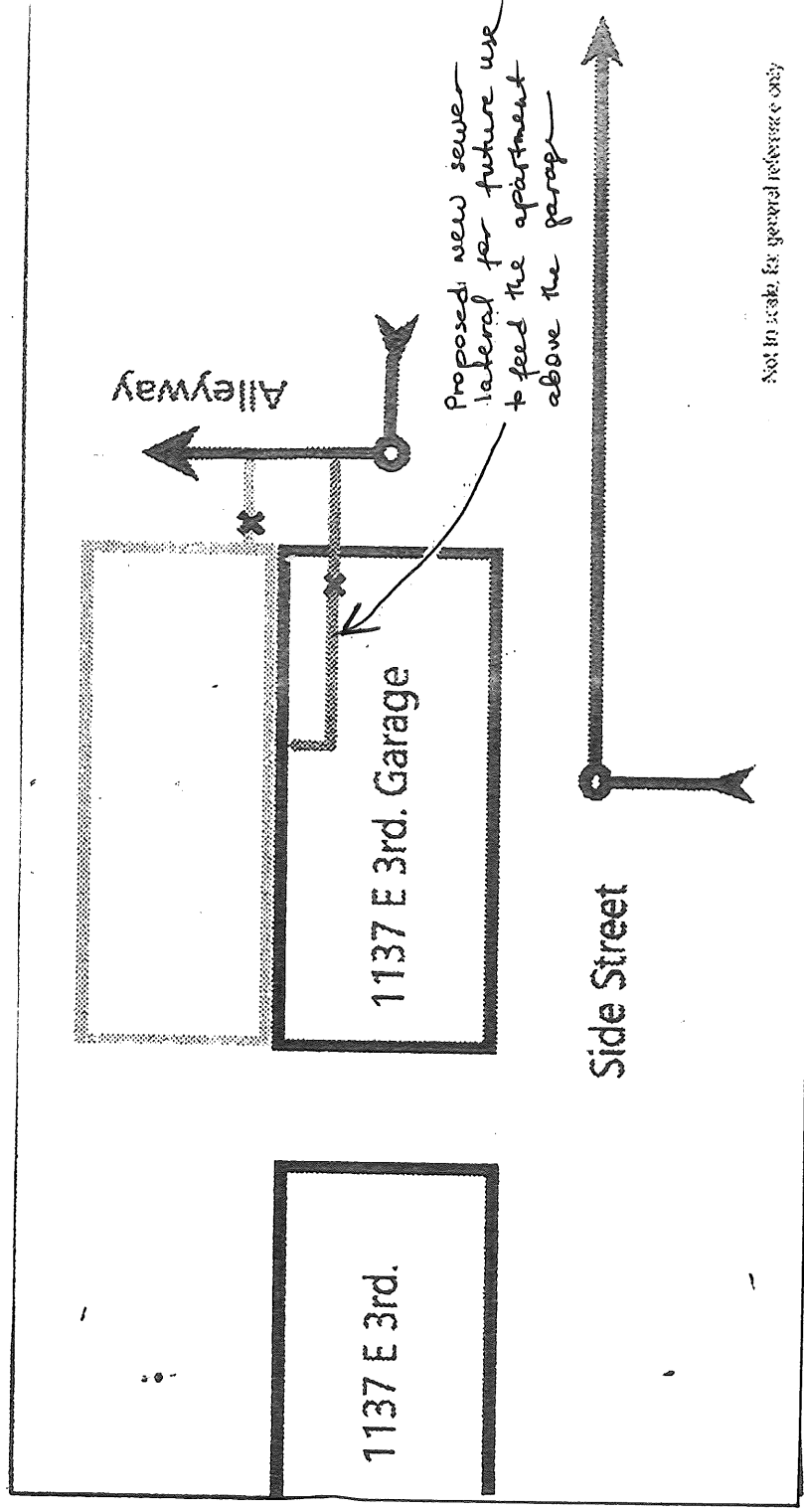


Block 1

BLOCK SURVEY  
SHOWING  
DEED AND OCCUPATION DISTANCES  
SCALE: 1 IN. = 40 FT. DATE 12-19-39  
R. L. FOX, CITY ENGR

E.T.B.





Not to scale for general reference only