



SITE ADDRESS: 943-945 Monocacy st.

Office Use Only:

DATE SUBMITTED: 01.15.2021

HEARING DATE: 02.24.2021

PLACARD: _____

FEE: \$500--

ZONING CLASSIFICATION: RT

LOT SIZE: 69' x 110' OR 7590 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) ⁸ 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>ARNA Investments LLC</u>
Address <u>1629 Northampton st. Easton 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
TRACT DISTRICT 1306.0(a)(4)	9000 SF	7590	1410
"	90'	69	21

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.

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

1/11/21

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.

To the Bethlehem Zoning Hearing Board:

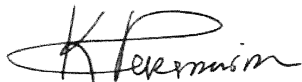
We are requesting a dimensional variance for the property located at 943 Monocacy St. The building sits on a 0.17-acre lot at the corner of Monocacy and Fairview Streets. The existing building dimensions are 72 x 40, with three car detached parking garage. The building already contains two residential dwellings and one store front. We would like to convert the commercial store front on the ground floor into a 2 bedroom/1 bath apartment. The unit was formerly used as a grocery store, before that as Potts hot dogs, and it has sat vacant for the past ten years.

The unit space is approximately 1000 square feet; at the moment it contains appx 19x54 open space with a 9x3 bathroom. We propose to convert it into a two-bedroom, 1 bath apartment for residential use.

In order to comply with the city parking ordinance, we will add three outdoor parking spaces in addition to the existing 3 car garage. We will try to preserve the character of the facade. The only change that will need to be done on the outside is to narrow the store front glass windows (currently 18 feet and 11 feet), and extend in length some of the existing windows on the side in order to comply with residential unit requirements.

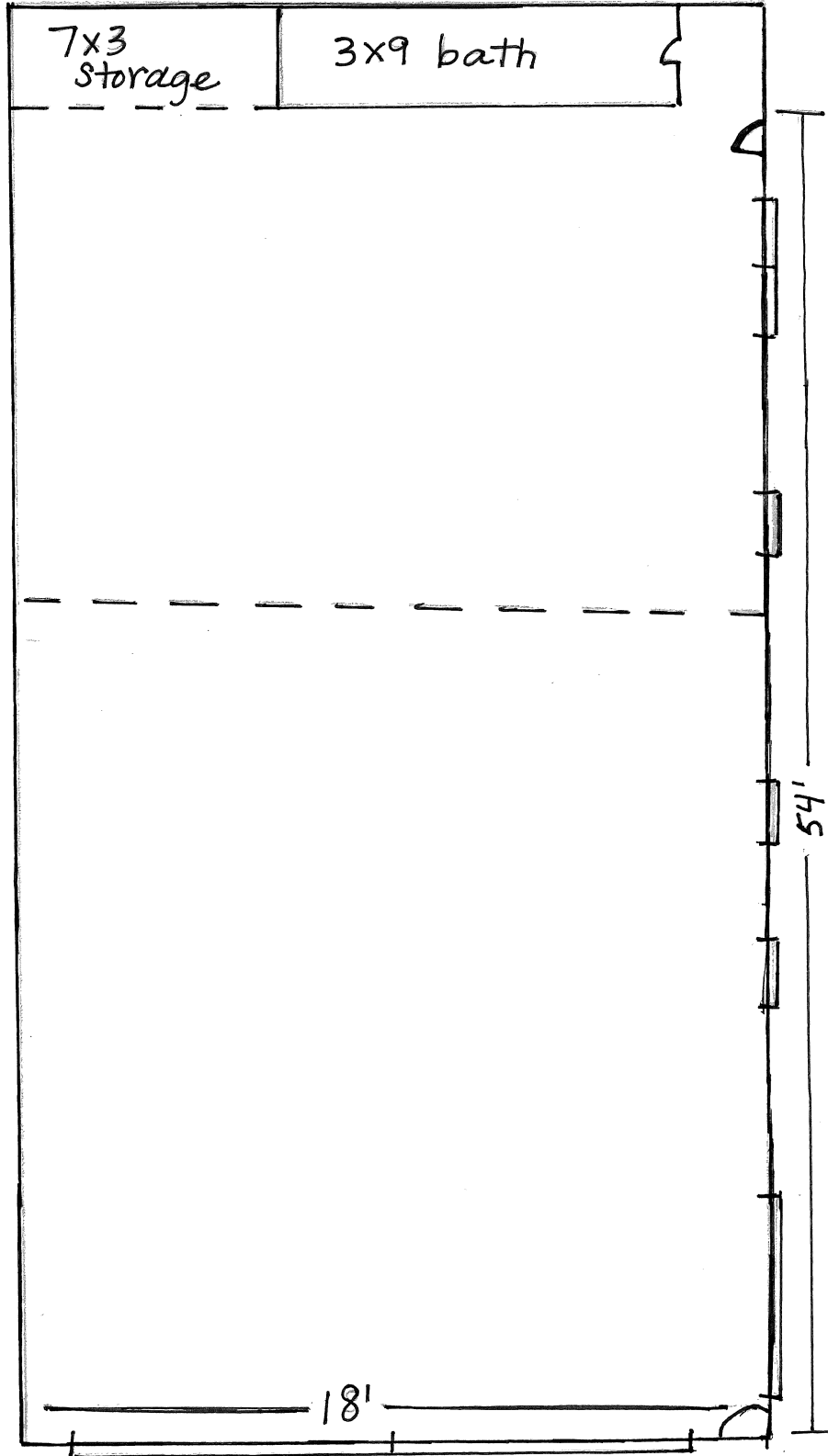
The proposed change will make the best use of the vacant space. It will provide additional housing and revenue to the city, and improvement to the neighborhood. The work will be done in compliance with the city code.

Sincerely,

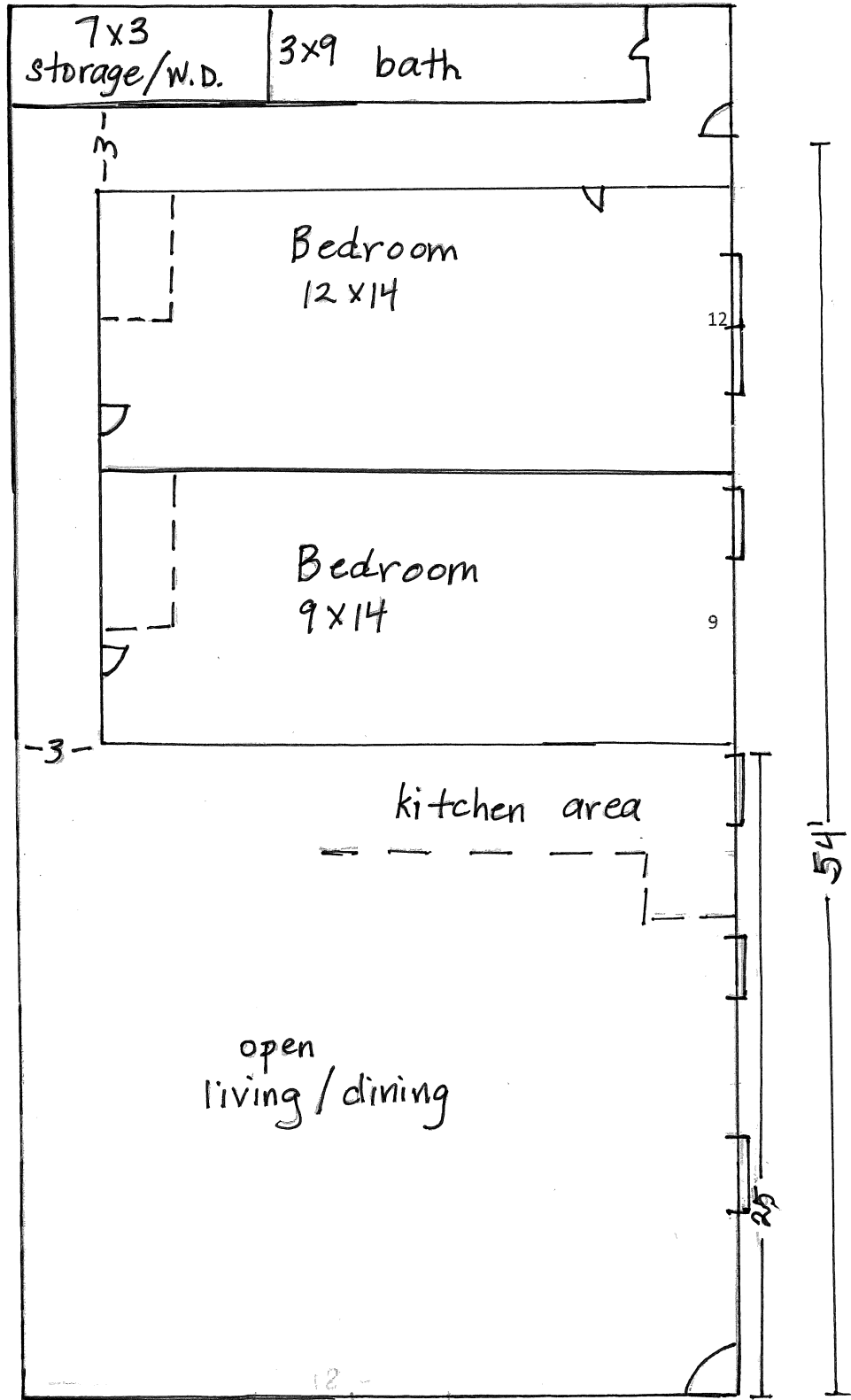
A handwritten signature in black ink, appearing to read "K Parsamian". The signature is fluid and cursive, with a large initial "K" and a long, sweeping underline.

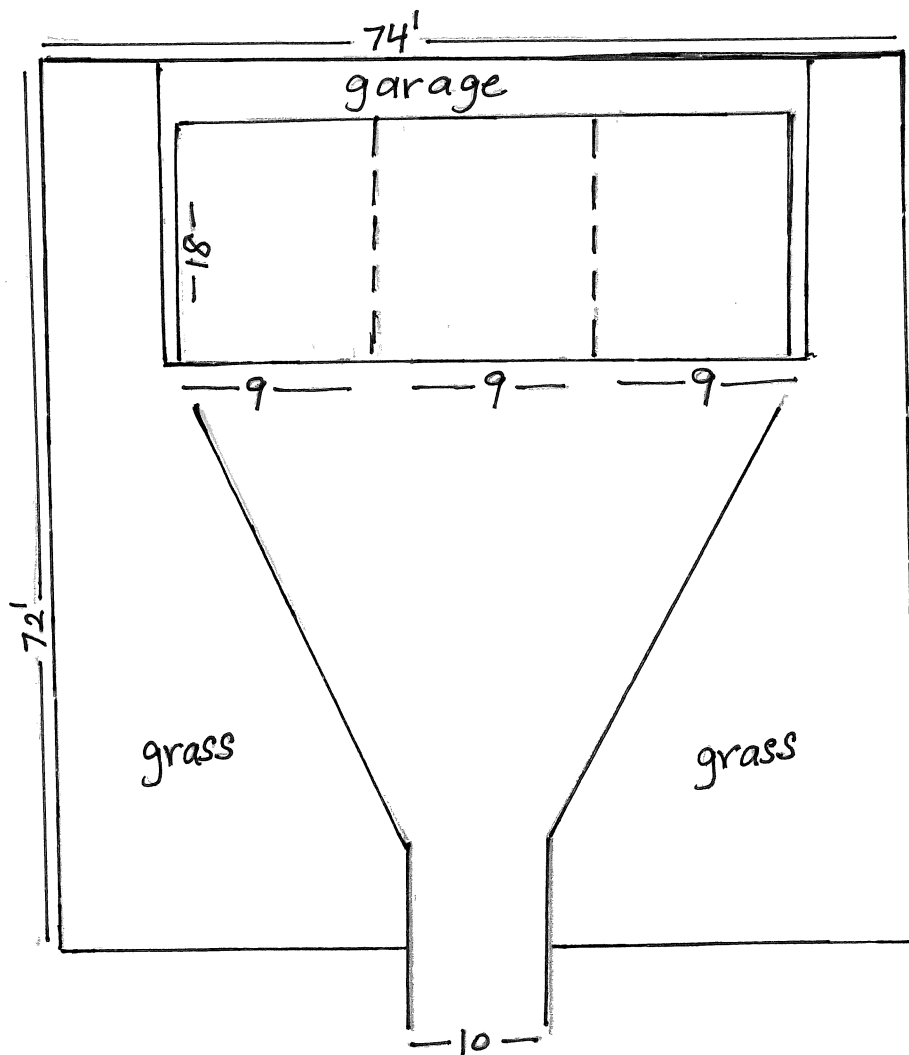
Kevork Parsamian

943
Monacacy
1st fl.
existing

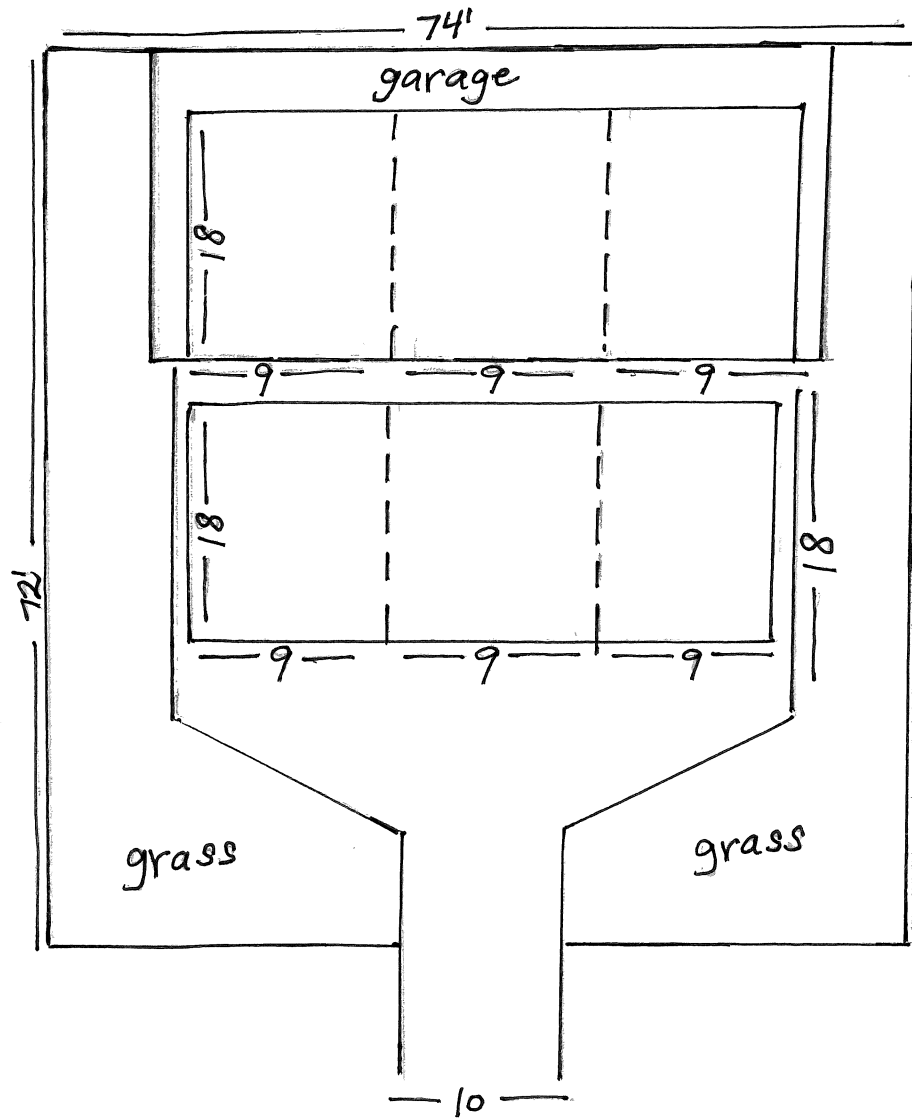


943 Monacacy
1st fl
proposal





943 Monacacy Parking - existing



943 Monacacy Parking-proposed



