



SITE ADDRESS: 2467 RINGHOFFER ROAD

Office Use Only:

DATE SUBMITTED: 6.24.2020

HEARING DATE: 8.12.2020

PLACARD: 7.31.2020

FEE: 500⁰⁰

ZONING CLASSIFICATION: RR

LOT SIZE: 3.34 ACRES OR 145,490 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 M&J Outdoor Services, LLC |
| Address 2467 Ringhoffer Road |
| Bethlehem, PA 18015 |
| 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 | Freedom Land Holdings |
| Address | 1489 Willowbrook Crive |
| | Bethlehem, PA 18015-5656 |
| Phone: | |
| Email: | |
| ATTORNEY (if applicable): | |
| Name | Jason A. Ulrich, Esquire, Gross McGinley, LLP |
| Address | 33 S. 7th Street, P.O. Box 4060 |
| | Allentown, PA 18105 |
| 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.

Applicant is seeking a use variance from Section 1304.1 in the RR Zoning District to

allow for the construction of a pole barn and driveway, solely for the storage of

Applicant's landscaping equipment.

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

6-22-2020
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.

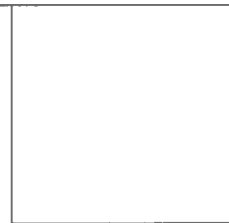
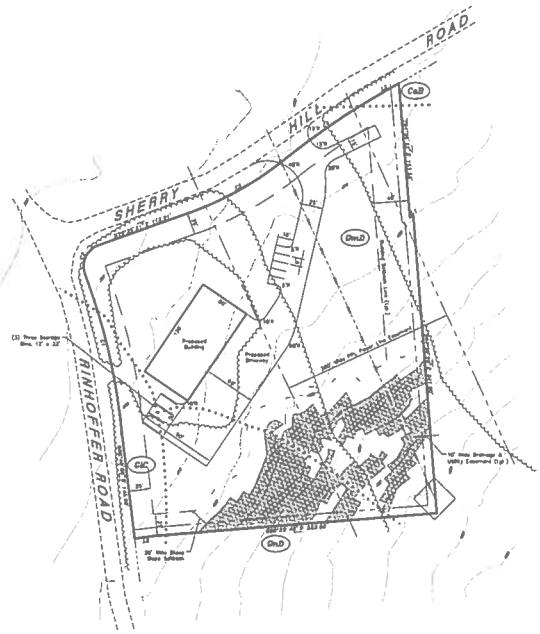
Narrative of M&J Outdoor Services for Zoning Relief Sought

In accordance with Section 3 of the Zoning Application from the City of Bethlehem, Applicant submits this narrative regarding their purchase of the Parcel located at 2467 Ringhoffer Road, Bethlehem, PA, and in the RR Zoning District.

Applicant seeks to purchase the Subject Property for the purposes of constructing a Pole Barn, in accordance with the site plans attached to the Application, and using the Pole Barn for storage and operation of their business. Applicant is seeking a use variance from Section 1304.1 to allow for the usage of the pole barn for their business, an outdoor service and maintenance company, as such use is not considered permitted in the RR Zoning district.

This will include the storage of equipment, and minor on site work, including, but not limited to activities which would be in keeping with the nature and character of the neighborhood. Please note that the building itself complies with all dimensional requirements within the RR Zoning District.





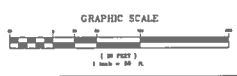
- SYMBOLS**
- D - Property Corner Marker
 - - Concrete Monument Corner Marker
 - - Utility Pole
 - - Adjacent Property Line (Approved)
 - - Building Setback Line
 - - Existing Outline
 - - Soil Type
 - - Soil Boundary Line
 - - Tree Line
 - - Slope Stakes, 25% S
 - - Existing Features
 - - Proposed Features

SITE DATA

Total Acreage - 3.341 acres
 Tax Parcel Number - PS-5-1
 Date Referenced - 06/20/2011 Pg. 12 of 12
 Proposed Use - Other (Not Permitted)
 Number of Lots - One (1)
 Water - Public
 Sewer - Public

ZONING RECOMMENDATIONS

Zoning District - R1 (Single Residential)
 Min. Lot Area - 10,000 Sq. Ft.
 Min. Lot Width - 100 Feet
 Min. Front Yard - 25 Feet
 Min. Side Yard - 25 Feet
 Min. Rear Yard - 25 Feet
 Max. Imp. Surf. Ratio - 100%
 Max. Sign Color - 15%
 Max. Sign Height - 35 Feet



ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer _____
 Registration No. _____

ME Messac Engineering, P.C.

1110 W. Broad Street
 Middletown, PA 17057
 PROFESSIONAL ENGINEERING & SURVEYING

Office: (717) 836-3888
 Fax: (717) 836-3881

| | | | |
|-----|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

ESHLEMAN Z.H.B. PLAN

City of Bethlehem, Northampton County, Pennsylvania

DATE: 7-1-2011
 TIME: 10:00 AM
 SHEETS: 7 of 10
 DRAWN BY: J. H. B.

PROJECT: Freedom Landfill, A 794 General Wastewater
 1400 W. Main Street
 Bethlehem, PA 18020-2656

T.P. PB-5-1