



SITE ADDRESS: 2034 COUNTRY PLACE

Office Use Only:

DATE SUBMITTED: 08.23.2021

HEARING DATE: 10.13.2021

PLACARD: 09.29.2021

FEE: \$ 250.00

ZONING CLASSIFICATION: RS

LOT SIZE: 65' x 144' OR 8,580 SF

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 EAST CHURCH STREET, BETHLEHEM, PA 18018

1. Return one (1) original and eight (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 on the 4th Wednesday of the month. The hearing will be held on 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:	<u>Not Owner</u>
Name	<u>Donavin Bohun</u>
Address	<u>2034 Country Place</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	Ron Schantz
Address	2034 Country Place Bethlehem PA
Phone:	
Email:	[REDACTED]
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 architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. 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
1306.01(a)(2)	25%	29%	4%
Maximum building coverage			

W/A

If the Applicant seeks a Special Exception, please state the specific section (s) of Zoning Ordinance applicable:

W/A

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

N/A

NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.
Home owners want more room to enjoy family coming over. They don't want to move so they prefer expanding what they have.

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.

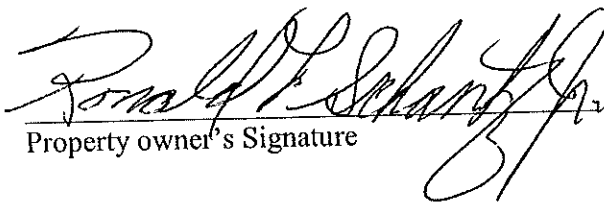
I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.



Applicant's Signature

8/20/21

Date



Property owner's Signature

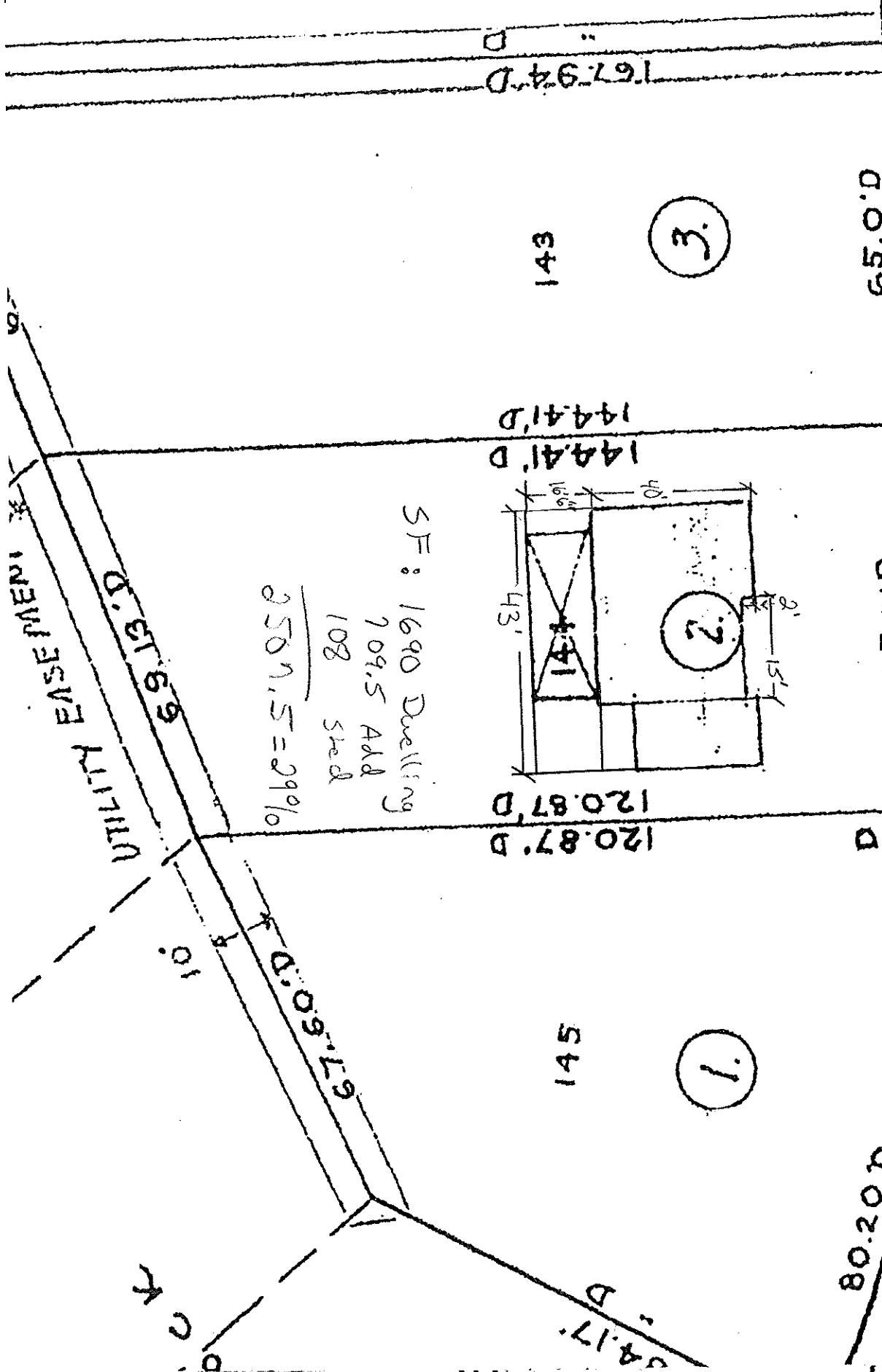
8/20/21

Date

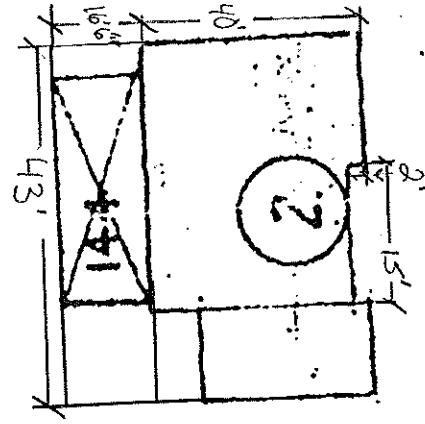
Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

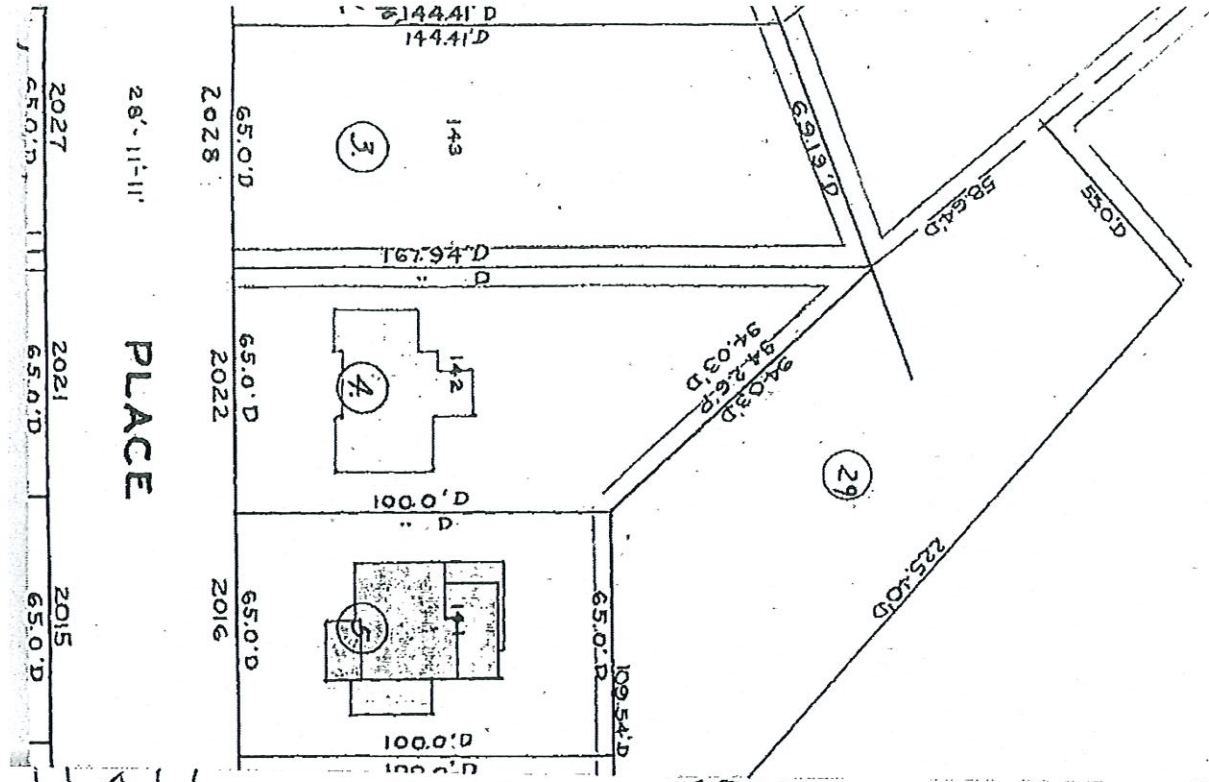


SF: 1690 Dwelling
 709.5 Add
 108 Shed
 2501.5 = 299%



COUNTRY

28' 11"-11'



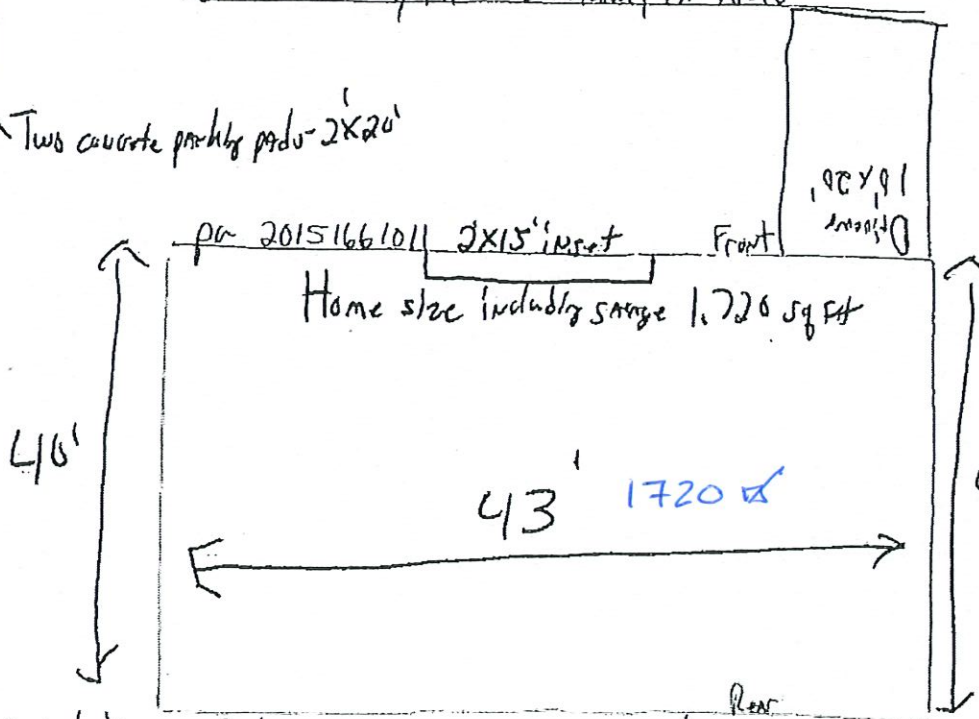
#15076265



Two concrete parking pads - 2' x 20'

2034 Country Place, Bethlehem, PA 18018

RS
 RISB 35'
 SYSB 8'
 Max BLDG 25%
 8580 SF TRACT



1720 DWELLING
 704 ADD
 ~ 108 SHED
 2532 = 30%

1720
 704
 2424 = 28%

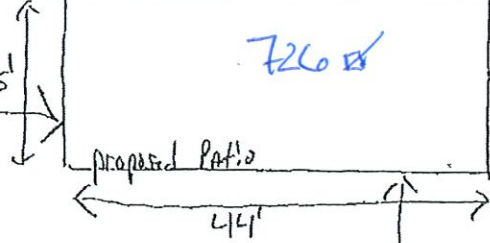
Right Side property line distance

1720
 108
 1828 = 21%

Patio to have a Frost Footing around perimeter
 18" wide x 36" Deep with 2 row of 1/2 rebar ties

2446 = 29% (No SHED)

Left side property line distance 12'



Impervious Coverage
 - under 34% OK!
 RES

10130

#15076265

Exterior soffitt + fascia to match house

All framing on 16" joists

Scale 3/8" = 1'

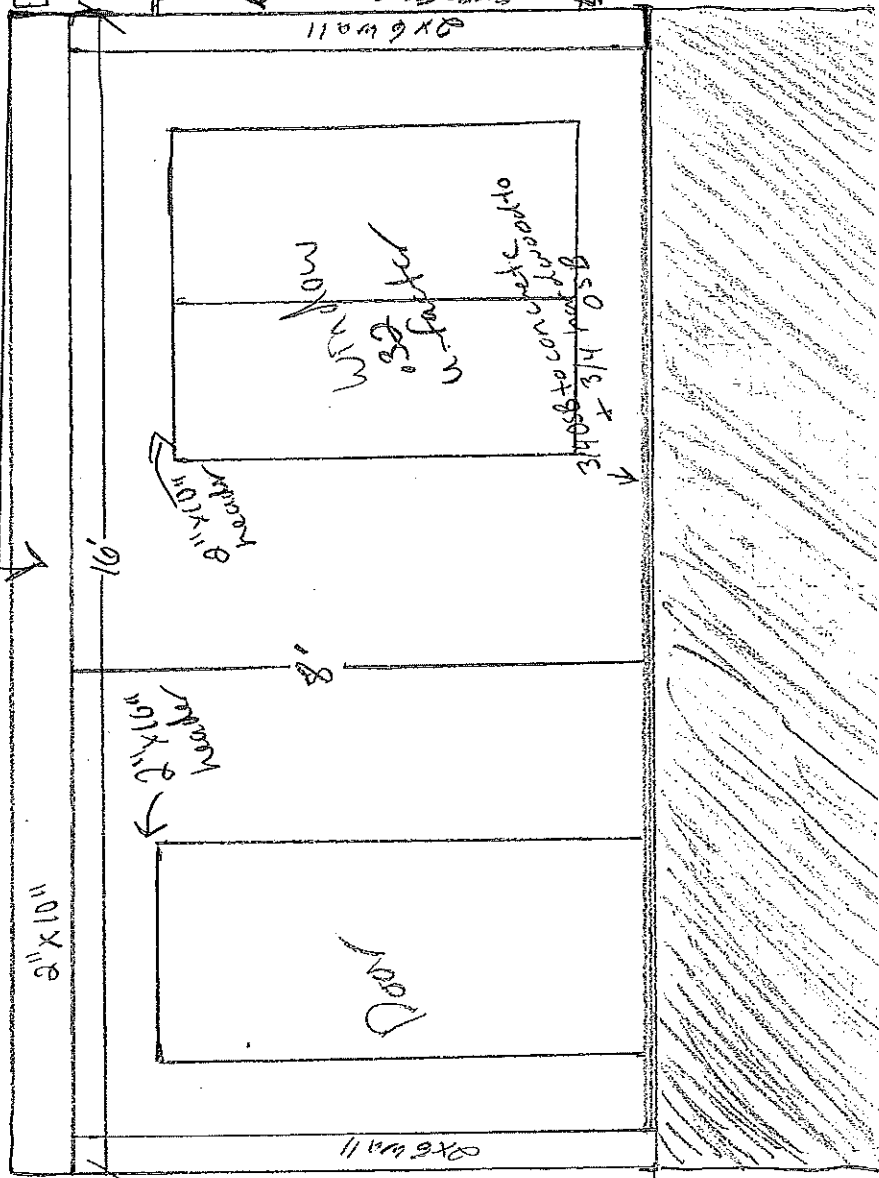
2 rows of blocking on existing joists

Celliling 1" Insulation

covered with insulastorm
Foam board solid piece
pitched Foam board
covered by rubber

Grutter

existing roofline



1/2" OSB covered with tyvek + vinyl siding

R-8 insulastorm exterior walls

Existing foundation + 4" wood floor

Window
3/4" OSB to concrete walls

8" x 10" header

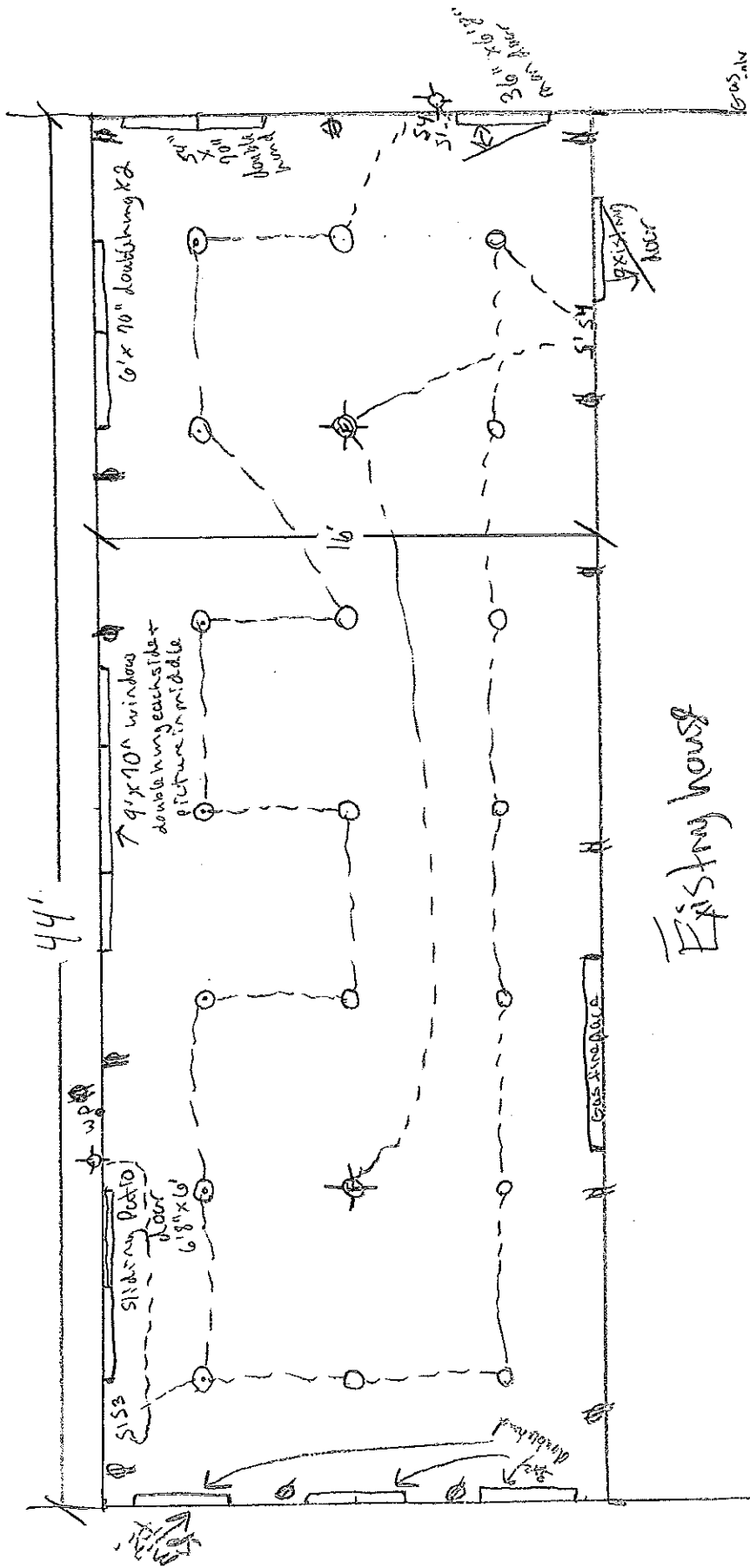
8" x 10" header

Door

Gravel

Gas supply

Scott
2/16



Epistery house