



SITE ADDRESS: 315 W. Broad St.

Office Use Only:

DATE SUBMITTED: 8.4.2020

HEARING DATE: 9.9.2020

PLACARD: _____

FEE: 500⁰⁰

ZONING CLASSIFICATION: CL

LOT SIZE: 3,000 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>Joel Moyer (Moyer Properties)</u>
Address	<u>535 Wood St # 4</u> <u>Bethlehem, PA 18016</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 <i>N/A</i>
Address
Phone:
Email:
ATTORNEY (if applicable):
Name <i>N/A</i>
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.

1305.01a, 1305.01(a) FOOTNOTE 4

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

8/3/2020
Date


Property owner's Signature

8/3/2020
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.



MOYER PROPERTIES, LLC

535 WOOD ST. #4 BETHLEHEM, PA 18016

Monday, August 3, 2020

City of Bethlehem
10 E. Church St.
Bethlehem, PA 18018

To whom this may concern:

This letter serves to request zoning relief at address 315 W. Broad St. Bethlehem, PA 18018. My intent is to return the property back to its original layout from a two unit to a single family dwelling. Specifically, as the property currently sits the units were never truly separated even though it was approved and zoned as such. There is no formal separation in the house by way of walls or entry doors that would divide the two units. Furthermore, the residential unit does not have a kitchen. My plan is to pave a driveway in the rear of the property that would accommodate two cars per city measurement guidelines.

In closing, I believe this property will be a beautiful addition to West Bethlehem and I look forward to restoring its rich history for the community.

Sincerely,
Joel Moyer







