



SITE ADDRESS: 611 Center Street

Office Use Only:

DATE SUBMITTED: JUNE 18, 2020

HEARING DATE: 7.22.2020

PLACARD: 7.7.2020

FEE: 500

ZONING CLASSIFICATION: CL

LOT SIZE: 30 X 60 1,800 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**

<b>APPLICANT:</b>	
Name	<u>Gregory K. Lauray</u>
Address	<u>P.O. Box 1860</u>
	<u>Bethlehem PA 18016</u>
Phone:	
Email:	
<b>OWNER</b> (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 (if applicable):</b>
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.

See attached statement

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

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

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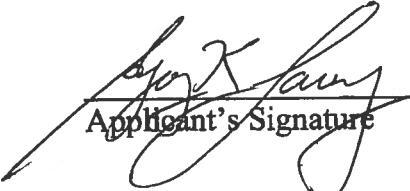
**NARRATIVE**

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

6/17/20  
\_\_\_\_\_  
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.**

**Appeal to City of Bethlehem Zoning Hearing Board  
Explanation of Relief Sought**

**Applicable section of Zoning Code: 1305.01 (Allowed uses in CL Zoning District).  
A single family home is a non permitted use and a variance is being requested**

**Narrative Explanation**

**I purchased the subject property in 2003 to use as an office for my CPA firm. At the time it was purchased, it was being used as a primary residence. Save for cosmetic changes (i.e. painting, carpeting and etc.), the building remains in substantially the same condition as when it was purchased with a full intact kitchen and bathrooms. (Please see attached photographs).**

**Over the years, technological advances have resulted in most of my business being conducted remotely and the building was used mainly as a place to work and meet occasionally with clients. With the onset of the pandemic, I moved my operation to my personal residence residence permanently as I'm in the high risk category for the virus and I don't anticipate returning to the office but will continue to work from home and conduct meetings remotely or simply rent desk space in an executive office for face to face meetings. (There is such a space at 1 Broad Street). This means that the building will not be used for the purpose I originally intended it for and I seek a variance to change the use back to its original use as a single family residence. My plan would be to rent it.**

**The building is located in the midst of are many existing single and multi-family dwellings, so granting the variance for use as a single family would not be out of character with existing residential uses in the immediate area. Also, as mentioned earlier, when I purchased it, it was being used as a single family residence. Little has changed in the building, so converting it to a residence would involve very little beyond removing signage. Finally, conversion back to residential use would help alleviate the shortage of residential housing in the area.**





