



ORIGINAL

SITE ADDRESS: 124/125 W. 4th St., Bethlehem

Office Use Only:

DATE SUBMITTED: 03.17.2021

HEARING DATE: 04.28.2021

PLACARD: _____

FEE: \$ 500⁰⁰

ZONING CLASSIFICATION: CB

LOT SIZE: 40' x 120' or 4800 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:- Owner-	
Name	Larissa Woods/Luis Rivera
Address	130 Rink St. 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
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
N/A	1306.01(a)(4) 6000sq. / 3000sq.		

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.

1305.01 (a) REFERENCE 1302.39(f)
converting half commercial space to part
- residential in rear for 125 and 127
(TWO DWELLINGS)

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

3/9/21
Date


Property owner's Signature

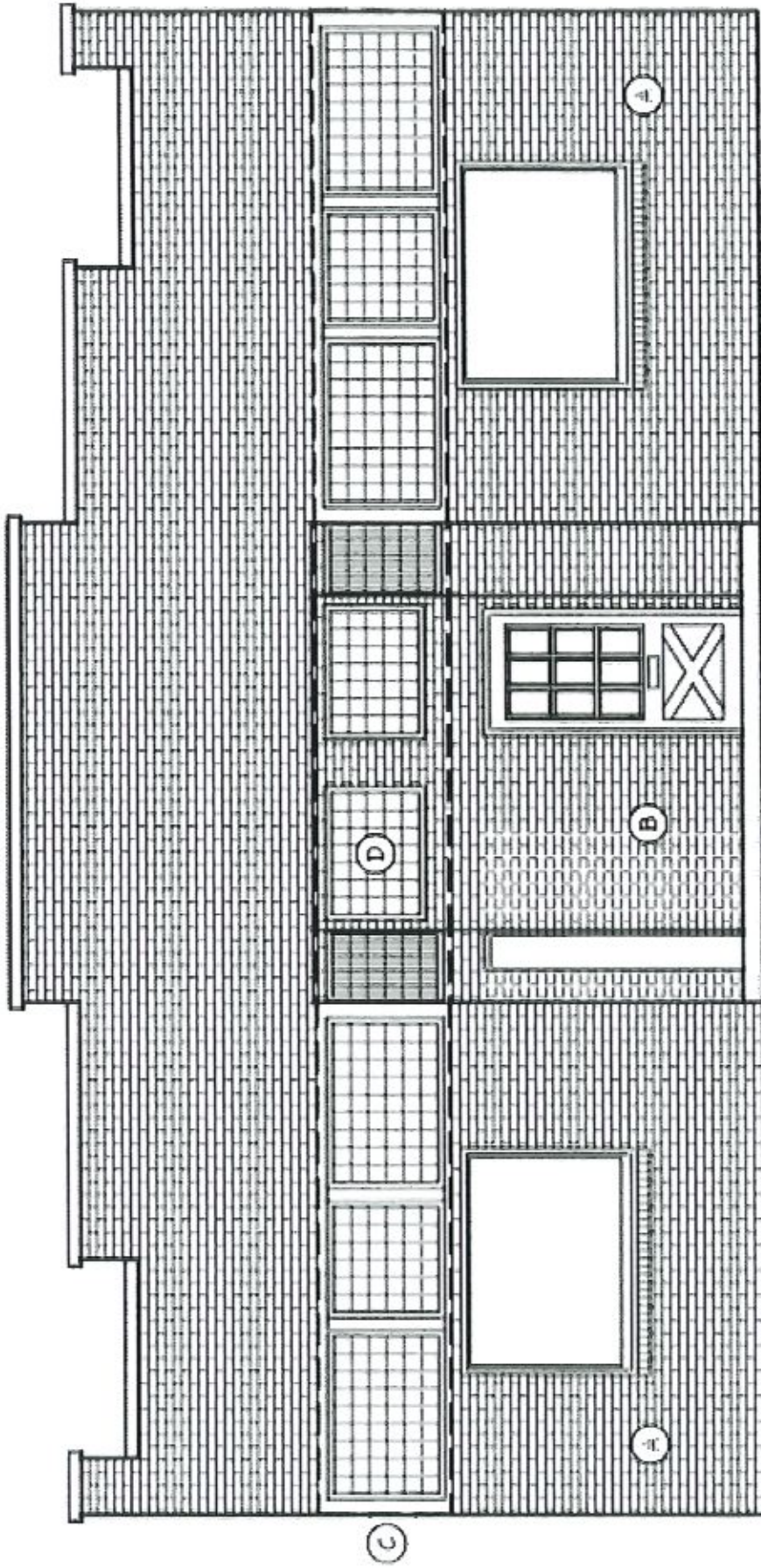
3/9/21
Date

Received by

Date

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





- New Facade - Back to original

- A REMOVE EXISTING WOOD SIDING FROM FACADE, TO EXPOSE ORIGINAL BRICK FACADE
- B REMOVE EXISTING ENTRANCE WAY TO EXPOSE EXISTING VESTIBULE FOR BOTH BUSINESSES
- C REMOVE EXISTING AWNING TO EXPOSE ORIGINAL WINDOWS FROM BEHIND
- D REPAIR AND INSTALL NEW WINDOW PANES TO MATCH EXISTING



FRONT BUILDING ELEVATION

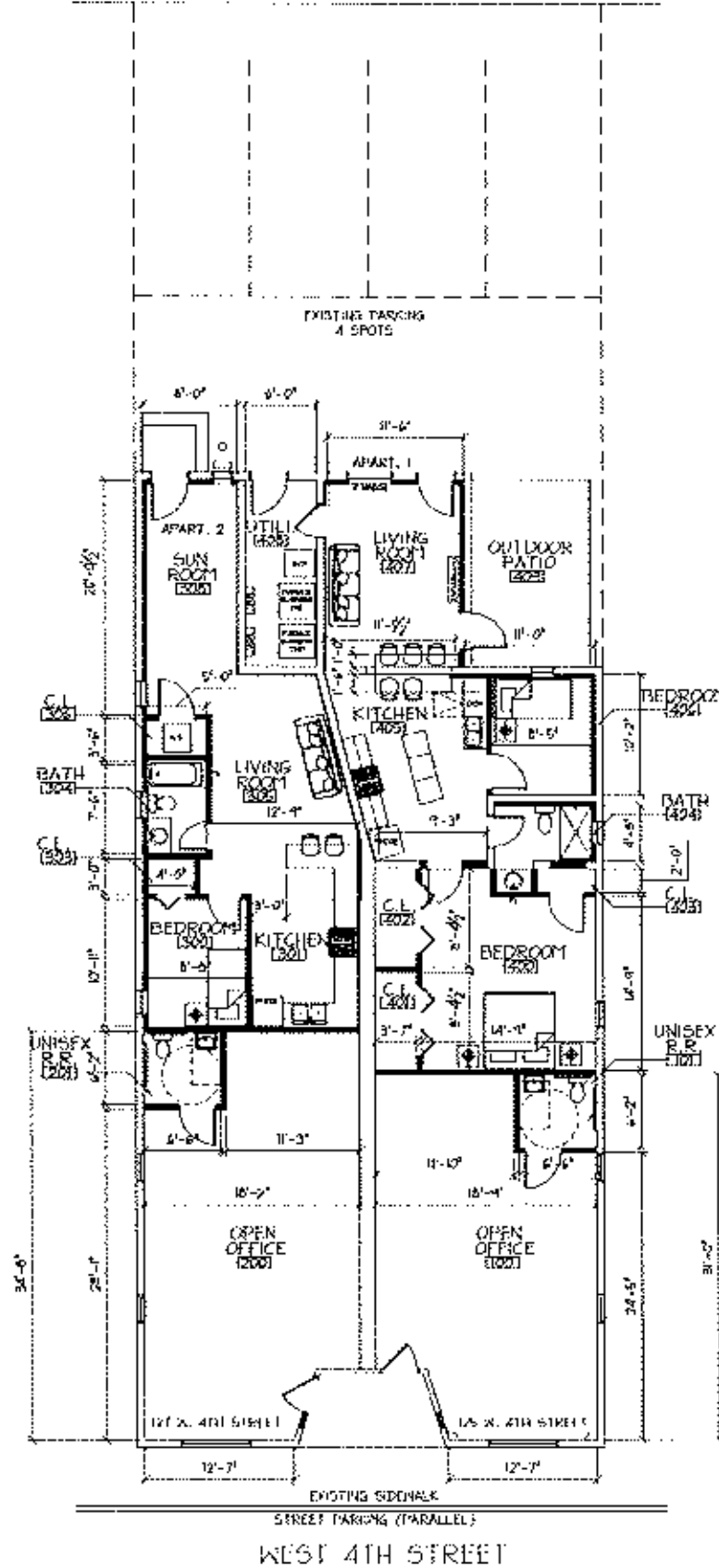
Scale: 1/4" = 1'-0"



RINK STREET

LEGEND

-  1st FLOOR
-  2nd FLOOR
-  3RD FLOOR
-  4TH FLOOR
-  5TH FLOOR
-  6TH FLOOR



2 PROPOSED PLAN
 (A-1)
 Scale: 1/8" = 1'-0"

OVERALL BUILDING LAYOUT

ROOM NAME	ROOM SIZE (SQFT)	NOTES
OFFICE AREAS		
OFFICE 1 (126 W. 4TH ST.)		
OPEN OFFICE 100	430 SQFT.	
UNISEX 101	40 SQFT.	
	470 SQFT (NET) - 590 SQFT (GROSS)	
OFFICE 2 (127 W. 4TH ST.)		
OPEN OFFICE 200	555 SQFT.	
UNISEX 201	40 SQFT.	
	595 SQFT (NET) - 640 SQFT (GROSS)	
RESIDENTIAL AREAS		
APARTMENT 1 (RINK ST.)		
BEDROOM 400	232 SQFT	
CLOSET 401	30 SQFT	
CLOSET 402	30 SQFT	
CLOSET 403	10 SQFT	
BATHROOM 404	48 SQFT	
KITCHEN 405	104 SQFT	
BEDROOM 406	82 SQFT	
LIVING ROOM 407	188 SQFT	
UTILITIES 408	96 SQFT	
OUTDOOR PATIO 409*	10'X13' (130 SQFT)*	NOT ASSOC. W/ SQFT*
	900 SQFT (NET) - 1,009 SQFT (GROSS)	
APARTMENT 2 (RINK ST.)		
BEDROOM 300	91 SQFT	
KITCHEN 301	156 SQFT	
CLOSET 303	12 SQFT	
BATHROOM 304	40 SQFT	
LIVING ROOM 305	162 SQFT	
CLOSET 306	10 SQFT	
SUN ROOM 308	142 SQFT	
	613 SQFT (NET) - 701 SQFT (GROSS)	
BUILDING TOTAL		
	2,940 SQFT (GROSS)	
PARKING		
FRONT OF THE BUILDING	PUBLIC STREET PARKING	
BACK OF THE BUILDING	PRIVATE PARKING (4) EXISTING SPOTS	

03/17/2021

Luis Rivera & Larissa Woods
130 Rink St.
Bethlehem PA, 18015

City of Bethlehem Zoning Board,

Luis Rivera and I have been Bethlehem residents for decades. 127/125 W 4th St. Building is a building that needs a major rehab. HCC is aware and excited of the reconstructing of bringing back the old 1920 building it once was. The reconstruction will include bringing the façade back to its original look. We found the old window panes hidden in the walls so they will be removed cleaned and reconstructed with the same glass and once done will be the new gem on W 4th St. The side of the building the windows that were covered up will be replaced and put back in with the existing. Restoring the beautiful brick walls throughout the building and the great accent walls in the apartments. In making this happen it will have to be a profitable location. Two beautiful commercial spaces in the front on W 4th St. and two open concept apartments in the back on Rink St. with their own parking. These two-family dwellings will be high end apartments including granite counter tops and the top finishes throughout. Also equipped with its own washer and dryer, sunroom and outside court yard. The best part of it all is that it's in The Heart of South Side Bethlehem, who couldn't ask for a better place to reside and call it home.

Sincerely,

Larissa & Luis