



SITE ADDRESS: 1210 and 1214 Eaton Avenue

Office Use Only:

DATE SUBMITTED: 09.08.2021

HEARING DATE: 10.27.2021

PLACARD: 10.12.2021

FEE: \$500<sup>00</sup>

ZONING CLASSIFICATION: RC

LOT SIZE: IRREGULAR 45,472 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	1015 Partners LLC
Address	555 Ashwood Drive
	Nazareth, PA 18064
Phone:	[REDACTED]
Email:	[REDACTED]
<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	Domenic Villani
Address	930 Wafford Lane
	Bethlehem, PA 18017
Phone:	[REDACTED]
Email:	[REDACTED]
ATTORNEY (if applicable):	
Name	James J. Holzinger, Esquire
Address	1216 Linden Street
	Bethlehem, PA 18018
Phone:	[REDACTED]
Email:	[REDACTED]

**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. Please see attached.
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.

\*Will be submitted at the hearing

**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
<u>1306.01(a)3</u>	<u>4000 s.f./dwelling unit</u>	<u>2526 s.f./dwelling unit</u>	<u>1474 s.f./dwelling unit</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

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

**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.

1015 Partners LLC

By: \_\_\_\_\_

Applicant's Signature

9/8/21  
Date

Doreen Hill  
Property owner's Signature

9/8/21  
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.**

Applicant requests a Variance from the Lot Area Per Dwelling Unit for the RG Zoning District to reduce the required 4000 s.f. per dwelling unit to 2526 s.f. per dwelling unit. Applicant intends to raze the existing home located at 1214 Eaton and consolidate the 1210 and 1214 parcels. Development of the vacant 1210 parcel would require a Variance from lot width measured at the front yard setback line (required 100 feet vs. 75.88 feet). To eliminate the lot width deficiency, the Applicant intends to consolidate the lots at considerable expense to acquire both lots and thereafter, raze the outdated home on the 1214 parcel.

Applicant believes the proposed development is better than retaining the existing home with a multi-family dwelling behind same. Also, Applicant believes the proposed development on the consolidated parcels is not unusual in this neighborhood in that there is a multi-family dwelling development, four stories in height at 1102 Eaton Avenue.