



SITE ADDRESS: 402 LINDEN ST.

Office Use Only:

DATE SUBMITTED: FEBRUARY 19, 2020 HEARING DATE: MARCH 25, 2020

PLACARD: MARCH 11, 2020 FEE: \$500.00

ZONING CLASSIFICATION: RT LOT SIZE: 49 x 60 OR 2940 SQ FT

**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 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 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>Bruno N. Silva, Pres. of Bruno's Carpentry, Inc.</u>
Address	<u>2833 Center St</u> <u>Bethlehem, PA 18017</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	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	Alexander J. Karim, Jr., Esq.
Address	675 Walnut St Easton, PA 18042
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.
- 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
1306.01(a)(1)	9000	2940	6060
11	MIN TRACT SIZE 90 MIN LOT WIDTH	49	41
1319.01(a)(4)	2500 LGT AREA / DU	980 / DU	1520 / DU

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.

1304.01(b)(i) USE VARIANCE FOR A CONVERSION.

1319.01(a)(1)(ii) OFF STREET PARKING, 6 REQUIRED &

1311.08(e) PARKING SCREENING. 1 PROPOSED.

1319.02(a)(A) PARKING SIDE YARD SETBACK, 2'-6" REQUIRED

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

&
ZERO
PROPOSED

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 - see attached

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.

Bruno W. Silz
Applicant's Signature

02-18-20
Date

Bruno W. Silz
Property owner's Signature

02-19-20
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.

February 18, 2020

NARRATIVE

I, Bruno do N. Silva, president of Bruno's Carpentry, INC., seek zoning relief to establish a 3 units multi-family dwelling for 402 Linden Street, Bethlehem PA, 18018. I seek to have 2 units on the 1st floor and another unit on 2nd floor. The building was previously zoned as a single family detached dwelling; however, when I purchased the building, it was advertised by the selling agency as a single, 2 units dwelling and was apparently use as a 2 units dwelling due to having 2 separate kitchens and 2 separate bathrooms on the 1st floor, along with 2 bathroom on the 2nd floor. I wish to remodel the building and convert into a 3 units dwelling.

I wish to convert the dwelling into 3 units because it is too big and divided up. I wish to make 2 units on the 1st floor and the 3rd unit on the 2nd floor, the 1st and 3rd unit with a entrance facing Linden Street and the 2nd unit with a entrance facing Church Street. I will have 1 parking space in the side of the building which i plan to remove and restore to a parking pad which it previously was. I will also install security cameras and outdoor lights around the building. 2 cameras be facing Church Street and Linden Street, and 1 camera in the rear of the building. Each unit will consist of 1-2 bedrooms, (proximity to square footage, unit 1= 890 square feet, unit 2= 940 square feet and unit 3= 1.200 square feet). I will not be changing the outside appearance of the building/prop, corner property.

I am seeking a variance to allow or 6 parking spaces, i live 7 minutes from the property and will be able to always check on it. I am a licensed carpenter in Bethlehem Pa and will do any repairs necessary.

Sincerely,

Bruno N. Silva
BRUNO DO N. SILVA
Pres. of Bruno's Carpentry, Inc.