



SITE ADDRESS: 3010 Avenue B, Bethlehem, PA 18017

Office Use Only:

DATE SUBMITTED: 5.22.2020 HEARING DATE: 7.8.2020

PLACARD: 6.25.2020 FEE: 500⁰⁰

ZONING CLASSIFICATION: PT LOT SIZE: 4.82 ACRES

**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: Mr. Raymond Rambowski, Vice President of Operations	
Name	Spray-Tek, Inc.
Address	344 Cedar Avenue
	Middlesex, NJ
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):	
Gross McGinley, LLP	
Name	John F. Gross, Esquire or Samuel E. Cohen, Esquire
Address	101 Larry Homes Drive, Suite 202
	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	min. rear yard setback 30'	18.25 feet	11.75 feet
1306	min. side yard setback 20'	4.5 feet	15.5 feet
_____	_____	_____	_____
_____	_____	_____	_____

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: _____

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

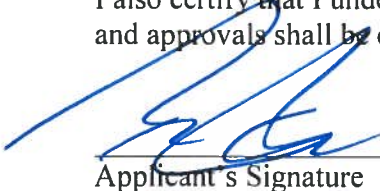
NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

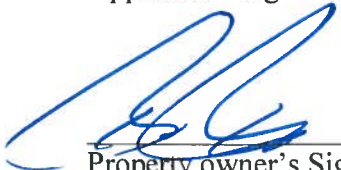
I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

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

5/19/2020
Date



Property owner's Signature

5/19/2020
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.

50 YEARS **Hanover Engineering**

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

May 22, 2020

Mr. Craig Peiffer, AICP
City of Bethlehem Zoning Officer
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018-6025

RE: Spray-Tek, Inc
3010 Avenue B
Zoning Appeal Application
City of Bethlehem, Lehigh County
Hanover Project PA-1123(LD)

Dear Mr. Peiffer:

Please find enclosed the following for the zoning appeal application and supporting documents for the Zoning Hearing Board's consideration:

1. One (1) original and seven (7) copies of the Zoning Appeal Application signed by the Vice President of Operations for Spray-Tek, Inc.
2. Seven copies of the Zoning Exhibit Plan Set, Sheets 1-2 of 2, dated May 13, 2020 prepared by Hanover Engineering.
3. One (1) check in the sum of \$500.00 made payable to City of Bethlehem.

Currently under construction is a 23,300 square foot building addition and associated site improvements at the Spray-Tek manufacturing facility located at 3010 Avenue B in the City of Bethlehem.

Due to the expansion project, it is proposed to re-configure their existing ground mounted Solar Energy Collection System (Solar Panels) located at the rear of the property which was installed approximately 18 months ago. Approximately 162 solar panels were removed for the building expansion project and need to be reinstalled elsewhere on the property.

Since, the solar panels are considered an accessory use and all accessory uses in the Planned Industrial Zoning District shall adhere to the building setbacks in this district, which are twenty feet (20') for the side yard and thirty feet (30') for the rear yard. As proposed and depicted on the Proposed Development Plan, Sheet 2 of 2 of the Zoning Exhibit Plan Set, the relocated solar panels fall within the required side and rear yard setbacks of the Planned Industrial Zoning District. Thus, Spray-Tek, Inc is requesting a variance of the rear and side yard setback requirements.

Mr. Craig Peiffer, AICP
City of Bethlehem Zoning Officer

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May 22, 2020

Upon receipt and review, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Andrew Bohl, PE

ab:ab/djn

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Enclosure(s)

cc: (Via email only with enclosures)
Mr. Raymond Rambowski, Vice President of Operations, Spray-Tek, Inc.
Mr. Michael Cavender, Director Engineering and Maintenance, Spray-Tek, Inc.
Gonzalo Ruz, Spray-Tek, Inc.
Loren Speziale, Esq. Gross McGinley, LLP