



ORIGINAL

SITE ADDRESS: 1165 East 3rd. Street Bethlehem PA 18015

Office Use Only:

DATE SUBMITTED: 03.09.2021

HEARING DATE: 04.28.2021

PLACARD:

FEE: \$ 500

ZONING CLASSIFICATION: RT

LOT SIZE: IRREGULAR 6,100 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 I

APPLICANT:	
Name	Sherry Li/LIBAIX LTD.
Address	821 13th Ave Bethlehem PA 18018
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
1306.01(A)(A) TRACT	9,000 SF	6,100 SF	2,900 SF
" LOT/DO	2,500 SF	1,525 SF	975 SF
" LOT WIDTH	90'	40'	50'

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.

139.01(a)(1)(ii) OFF STREET PARKING
SEVEN SPACES REQUIRED, FIVE PROPOSED.

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

3/8/21
Date



Property owner's Signature

3/8/21
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.

Dear Sir and Madam of Bethlehem City Zoning Hearing Board,

We are seeking approval of the Zoning Hearing Board specifically regarding converting an existing first floor non-conformed use commercial space into two residential apartment units for the address 1165 East 3rd Street, Bethlehem PA 18015.

The subject property is currently zoned as a mixed-use building with two existing apartments (level 2 and 3) and non-conformed use for the first level. The first floor is approximately 1900 SF and has previously been a church and retail store.

We are seeking approval to convert the first floor into two residential apartments proposed below:

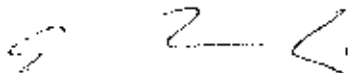
Apartment 1E (approximately 950 SF) will have 3 bedrooms, 1 bath. The kitchen and bathroom are currently existing. The 31'x15' open commercial space will be converted into 3 bedrooms.

Apartment 1W (approximately 960 SF) will have 2 bedrooms, 1 bathroom. The kitchen is currently existing. The 32'x14' open commercial space and powder room will be converted into 2 bedrooms and 1 bathroom.

In order to comply with the city parking ordinance, we will apply for the appropriate city permits to convert the existing L-shaped backyard to a 5 space parking lot with an entry driveway from Railroad St. In doing so, it would also free up 2 space from the street for the existing units.

This proposed change will make best use of the vacant commercial space. The neighborhood will benefit from the conversion to residential use by decreasing noise and traffic associated with commercial use.

Sincerely,



Sherry Li / Libaix LTD

Owner

1165 E. 3rd St., Bethlehem PA

Attachments:

1. Property record from Northampton County website
2. Lot map
3. Photo -Front of the house
4. Photo - Back of the house
5. Photo – Backyard
6. Drawing - Current 1st floor
7. Drawing - Current 2nd floor
8. Drawing - Current 3rd floor
9. Photo - Current inside 1st floor EAST side
10. Photo - Current inside 1st floor WEST side
11. Proposed Apartment 1E
12. Proposed Apartment 1W
13. Proposed 5 parking spots in backyard.

3/1/2021

Northampton County

Attachment 1

PARID: P6NE3C 5 6 0204
LIBAIX LTD.

1165 -67 3RD ST E

Parcel

Property Location 1165 -67 3RD ST
Unit Desc
Unit #
City
State
Zip Code

Neighborhood Valuation Code C196
Trailer Description

Municipality BETHLEHEM CITY
Classification Commercial
Land Use Code 502 - Retail, Mixed: Retail / Apt. or Office
School District BETHLEHEM SCHOOL DIST
Topography LEVEL

Utilities ALL PUBLIC
Street/Road PAVED/SIDEWALK

Total Cards 1
Living Units 0
CAMA Acres .14
Homeslead /Farmstead -
Approved? -

Parcel Mailing Address

In Care of
Name(s) LIBAIX LTD

Mailing Address 821 13TH AVE
City, State, Zip Code BETHLEHEM, PA, 18018-

Alternate Address

Alternate Address
City
State
Zip

ACT FLAG

Act 319/515
LERTA
Act 43
Act 66
Act 4/149
KOZ
TIF Expiration Date
BID
Millage Freeze Date
Millage Freeze Rate
Veterans Exemption

Tax Collector

LINNEA LAZARCHAK, FINANCIAL DIRECTOR
10 E CHURCH ST
BETHLEHEM PA 18018

610-865-7125

Assessor

SHAYNE MURRAY
610-829-6170

Current Owner Name

Name(s) LIBAIX LTD

In Care of
Mailing Address 821 13TH AVE
City, State, Zip Code BETHLEHEM, PA, 18018-

Book 2014-1
Page 086264
Deed 2
Deed 3
Deed 4
Deed 5

Owner History

Current Owner LIBAIX LTD
Previous Owner FEDERAL NATIONAL MORTGAGE ASSOCIATION
Sale Date 30-MAY-14
Price \$2,000
Book 2014-1
Page 086264

Lot

Line # 1
Type S - SQUARE FOOT
Code 1 - Primary Site
Acres .1400

Lot Details

Line Number 1
Land Type S - SQUARE FOOT
Land Code 1 - Primary Site

Frontage
Depth
Units
CAMA Square Foot 6,100
CAMA Acres .1400

Values

Exempt Land \$0
Exempt Building \$0
Total Exempt Value \$0

Current Land \$34,200
Current Building \$79,200
Current Total \$113,400

Assessed Land \$17,100
Assessed Building \$39,600
Total Assessed Value \$56,700

Specialty

Homeslead Denied
Homestead/Farmstead
Approved

Date Rec'd
Homestead Effective Year
Farmstead Effective Year

SALES

Date Recorded 05/30/2014
Sale Price \$52,000
New Owner LIBAIX LTD
Old Owner FEDERAL NATIONAL MORTGAGE ASSOCIATION

SALE HISTORY

Sale Date 05/30/2014
Sale Price \$52,000
New Owner LIBAIX LTD
Previous Owner FEDERAL NATIONAL MORTGAGE ASSOCIATION
Recorded Date 30-MAY-14
Deed Book 2014-1
Deed Page 086264

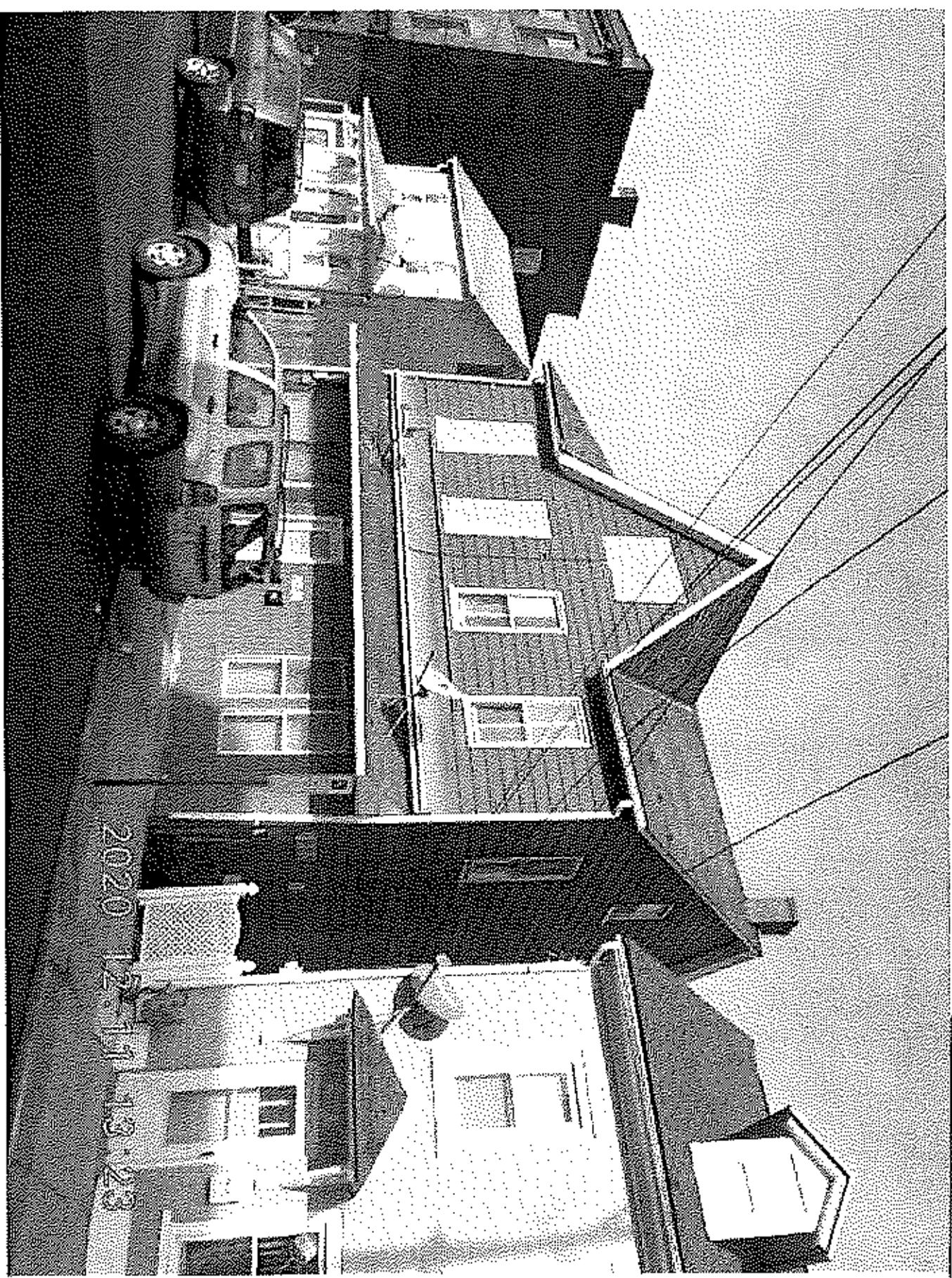
DISCLAIMER

DISCLAIMER - THIS INFORMATION IS CURRENT AS OF THE DATE OF BILLING AND IS NOT REFLECTIVE OF ANY PAYMENTS. ADDITIONAL INFORMATION MAY BE OBTAINED DIRECTLY FROM THE REVENUE OFFICE AT 610-829-6186. IN ACCORDANCE WITH ACT NO 394 OF 1945, FAILURE TO RECEIVE A REAL ESTATE TAX BILL DOES NOT EXCUSE OR DELAY PAYMENT OF TAXES OR AVOIDS ANY PENALTY, INTEREST OR CHARGE FOR SUCH DELAY (PURDON'S STATUE 72, SECTION 5511.7). MAKE CHECKS PAYABLE TO COUNTY OF NORTHAMPTON.

Estimated Tax Information

Date of Billing 29-JAN-21
Discount Tax \$655.68 If Paid On or Before 31-MAR-21
Base Tax \$669.06 If Paid On or Before 01-JUN-21
Penalty Tax \$735.97 If Paid After 01-JUN-21





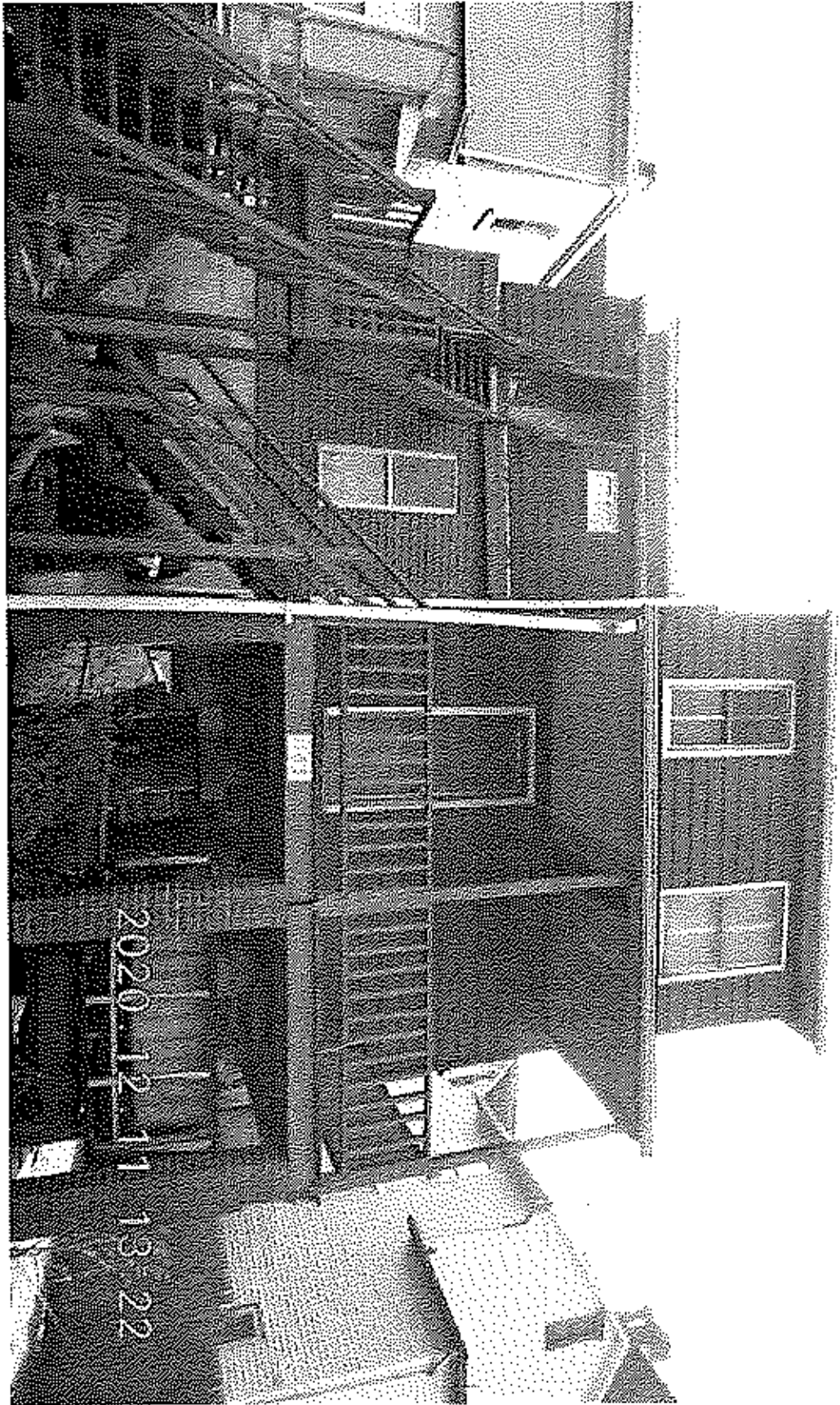
2020 12-11 13 23

18 LI - 70 of 79
Front Dwelling

Date Taken: 12/11/2020

Taken By: KMA

Attachment 4



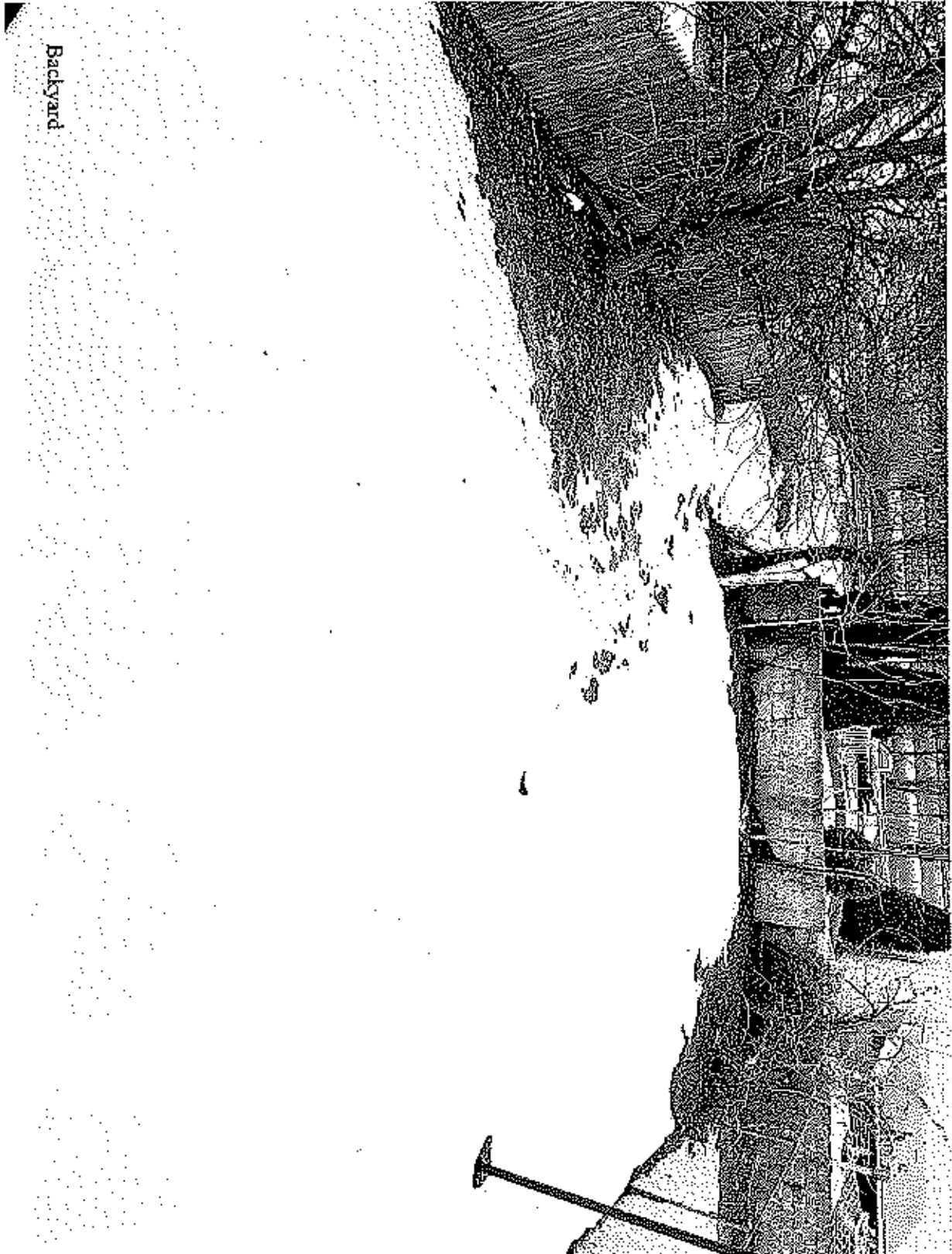
16

LI - 67 of 79

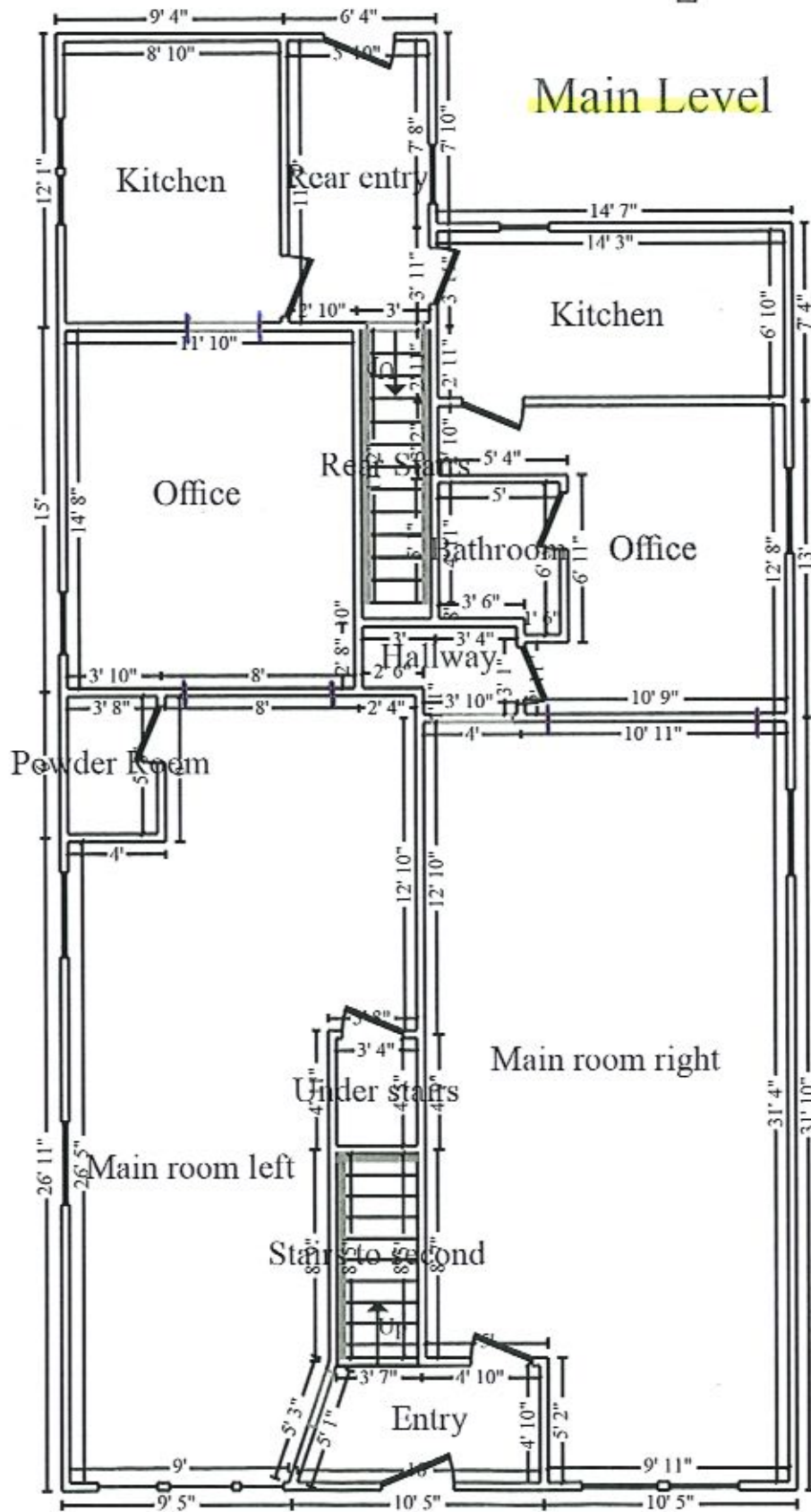
Date Taken: 12/11/2020

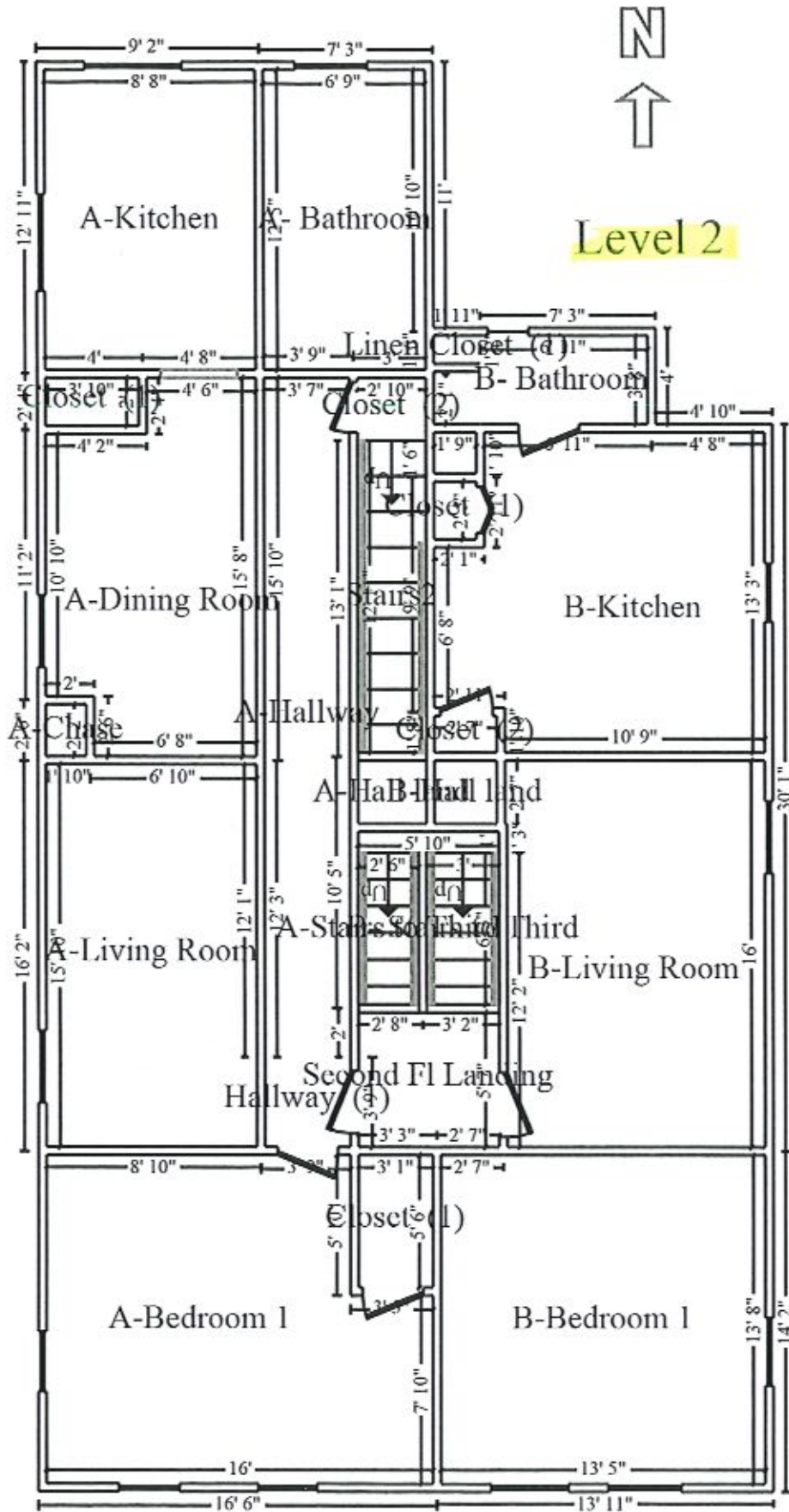
Taken By: KMA

Rear of dwelling



Backyard

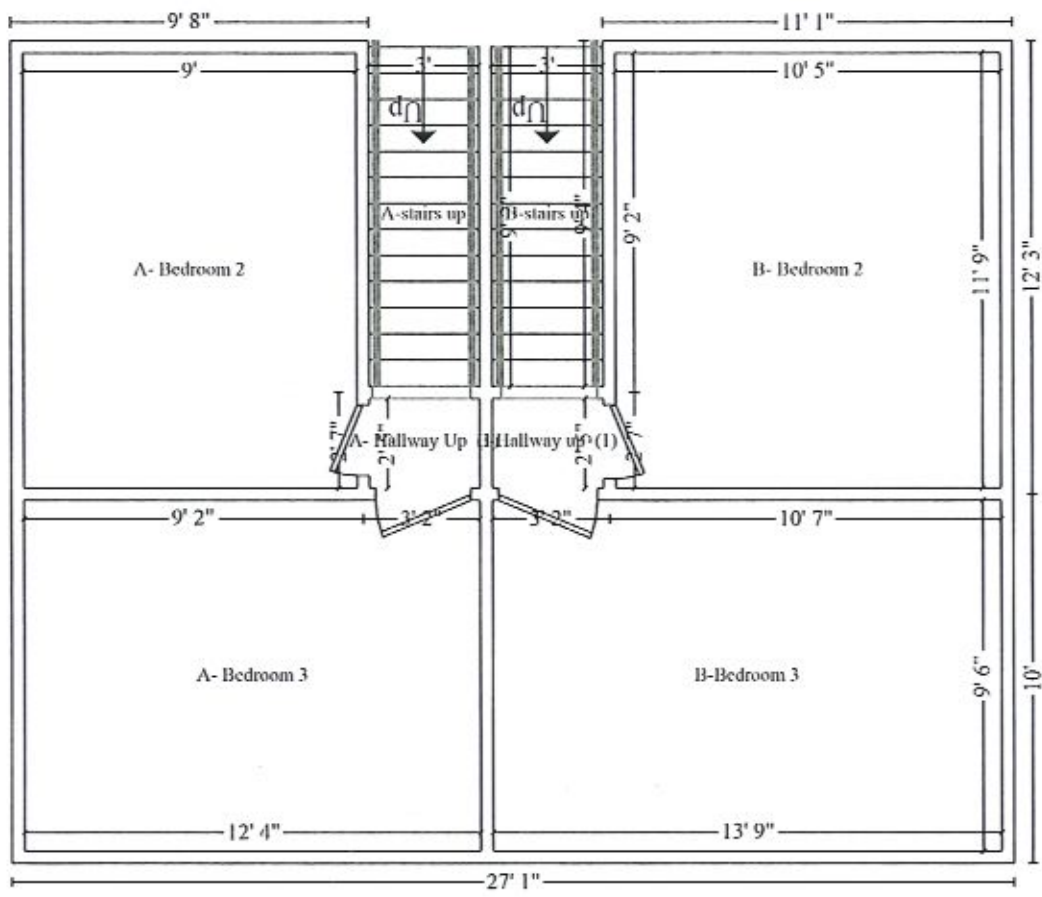




Attachment 8

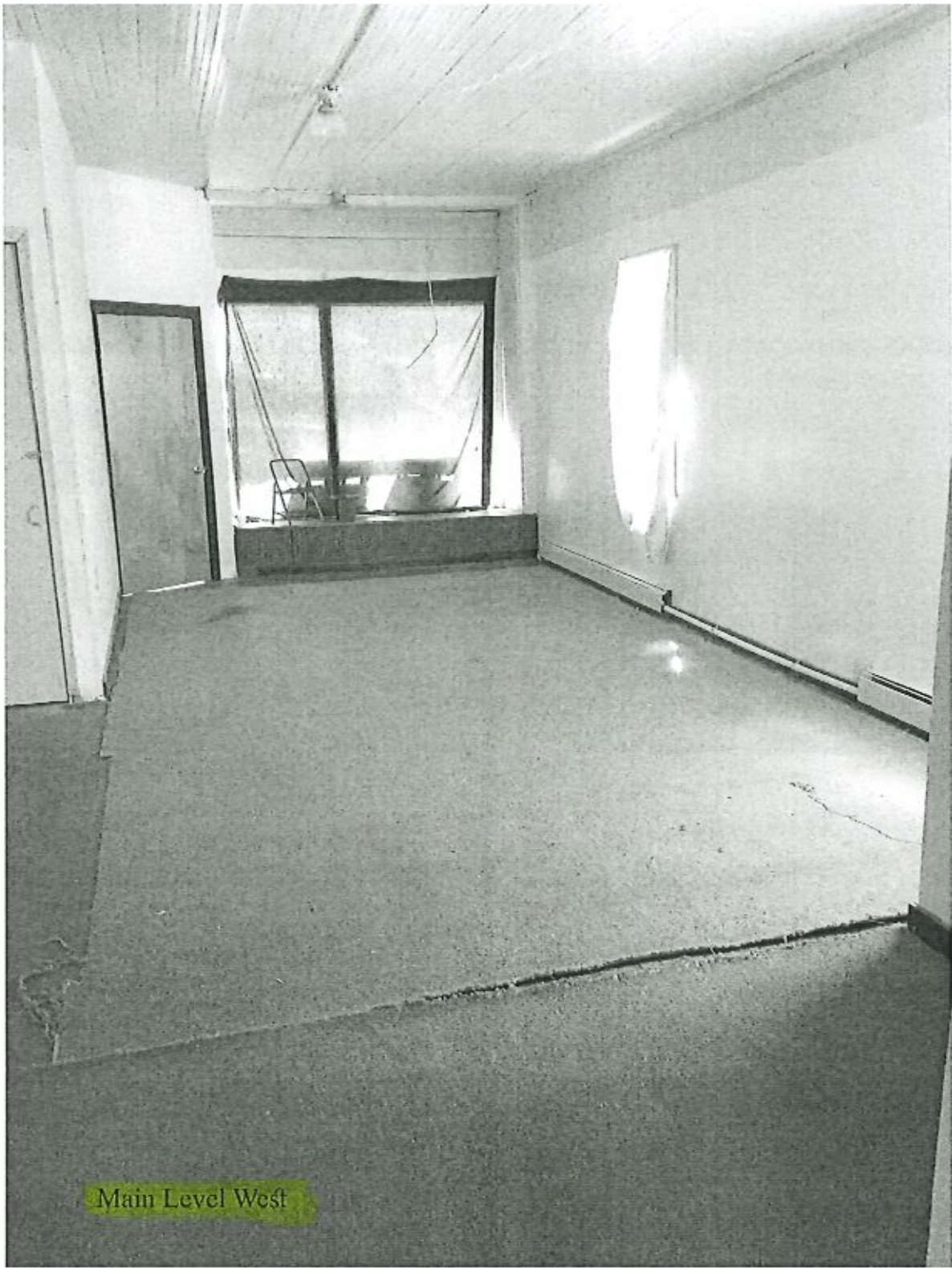


Level 3

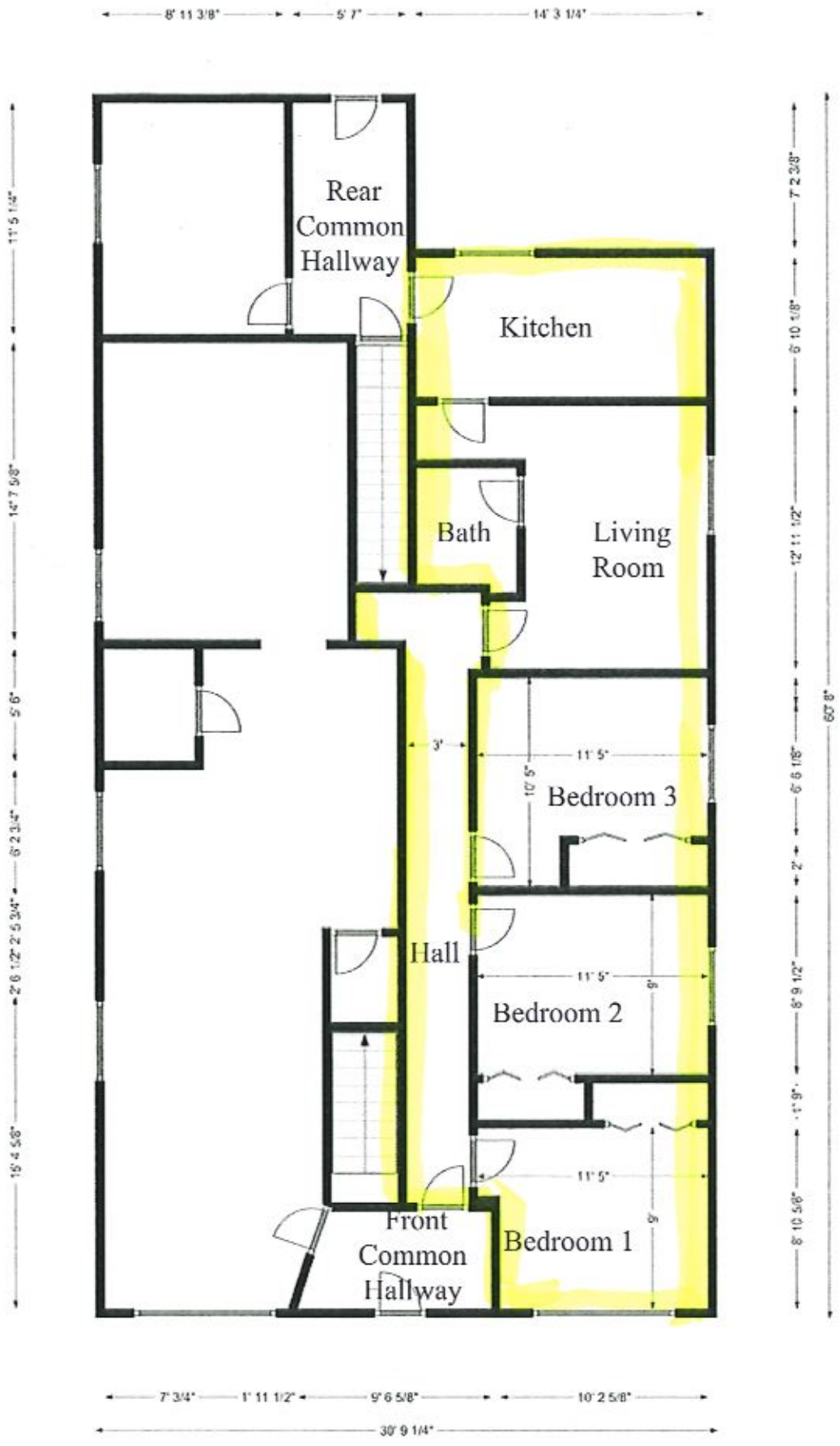




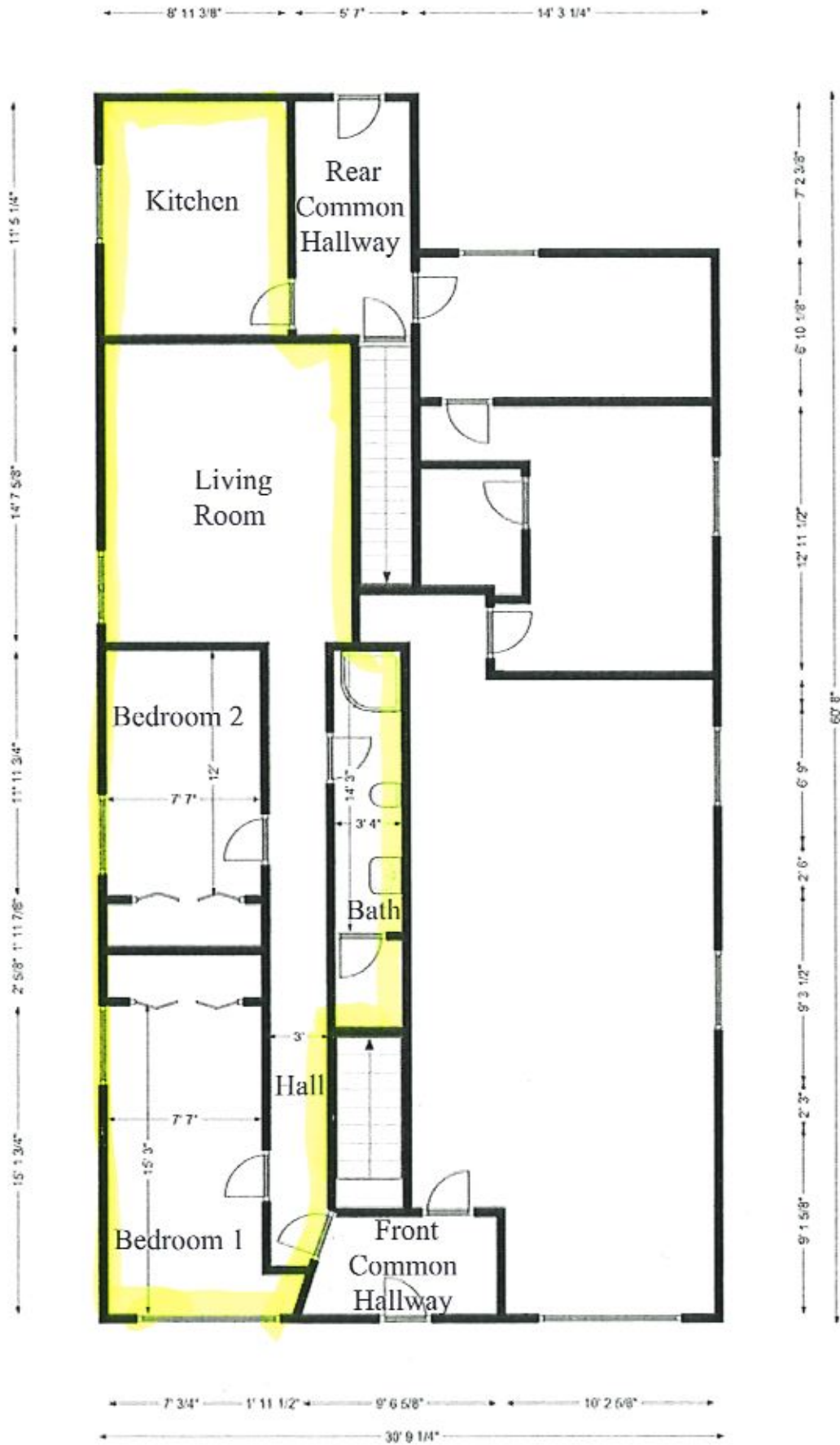
Main Level East



Main Level West



Proposed Apartment 1E



Proposed Apartment 1W

E 3rd St

40'

House

South



122'

10x18

54'

12'

122'

Proposed Backyard Parking

Railroad St

