



SITE ADDRESS: 402-404 Linden Street

Office Use Only:

DATE SUBMITTED: 10.28.2020

HEARING DATE: 01.27.2021

PLACARD: 01.14.2021

FEE: \$500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: 49' x 60' or 2940 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: Interpretation

SECTION 1

APPLICANT:	
Name	Bruno's Carpentry, Inc.
Address	2833 Center Street
	Bethlehem, PA 18017
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	Bruno's Carpentry, Inc.
Address	2833 Center Street
	Bethlehem, PA 18017
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	James J. Holzinger, Esquire
Address	1216 Linden Street
	Bethlehem, PA 18018
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
_____	_____	_____	_____
Please see attached narrative.	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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: _____

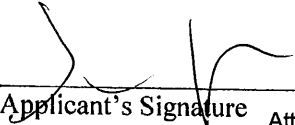
If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

NARRATIVE

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

CERTIFICATION

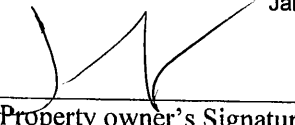
I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.
I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.



Applicant's Signature Attorney for the Applicant/Owner
Jams J. Holzinger, Esquire

1-13-21

Date



Property owner's Signature Attorney for the Applicant/Owner
Jams J. Holzinger, Esquire

1-13-21

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 desires to convert the existing single family dwelling to a Two-Family Detached Dwelling. Dimensional Variances are requested relating to Minimum Tract Size (6000 s.f. required - 2940 s.f. existing); Proposed Lot Area Per Dwelling Unit (3000 s.f. required - 1470 s.f. proposed); Minimum Lot Width (60' required-49' proposed) [please see Code Sections 1304.1(b)(1); 1306.01(a)(4)]. Applicant also requests a Variance from Code Section 1322.03(o)(6) requiring a minimum of 3000 s.f. of habitable floor area.

Regarding parking, the existing single family dwelling has no off street parking. Applicant requests an Interpretation that the existing dwelling without parking is non-conforming and that the addition of a second unit only requires an additional 2 spaces, satisfied by the 3 parking spaces being provided. In the alternative, the Applicant requests a Variance from Section 1319.01(a)(1)(i) to require only 3 parking spaces.

Overall, believes that razing a portion of the existing structure to provide for a total of 3 off street parking spaces while only adding a second unit is an improvement to the neighborhood over no parking spaces for what is now an exceptionally large single family dwelling.