



"ORIGINAL"

SITE ADDRESS: 910 Evergreen Pl. Bethlehem PA 18017

Office Use Only:

DATE SUBMITTED: 08.19.2021

HEARING DATE: 10.13.2021

PLACARD: 09.29.2021

FEE: \$ 250⁰⁰

ZONING CLASSIFICATION: RR

LOT SIZE: 108' x 147' or 15,876 SF

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 EAST CHURCH STREET, BETHLEHEM, PA 18018**

1. Return one (1) original and eight (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 on the 4th Wednesday of the month. The hearing will be held on 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	Ramy Souryal
Address	910 Evergreen Pl. 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	SAME
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 architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. 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)	26'-8"	16'-0"	10'-8"
1318.17(a)	26'-8"	16'-0"	10'-8"

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.

N/A

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.

Applicant's Signature

8/10/2021

Date

Property owner's Signature

8/10/2021

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.

Property Owner: Ramy Souryal

Address: 910 Evergreen Pl. Bethlehem, PA 18017

Phone: 732-642-8886

To whom this may concern:

I would like the City of Bethlehem Zoning Board to kindly grant an approval on a minor setback variance in order for me to build a deck in my backyard. The current required setback from my property line is 26'8", my proposal is a setback of 16'0" which is a variance of 10'8". We purchased the property as is with the structure already exceeding the setback limit (approx. 33'). I'm requesting approval for deck is a rectangular shape that will be built inside an existing fenced backyard. I'm not building a new enclosed structure or a building, just a Trex deck. I appreciate your time and coordination in resolving this matter and I'm looking forward to hearing back. If you require any additional information please feel free to reach out to me.

Best Regards,

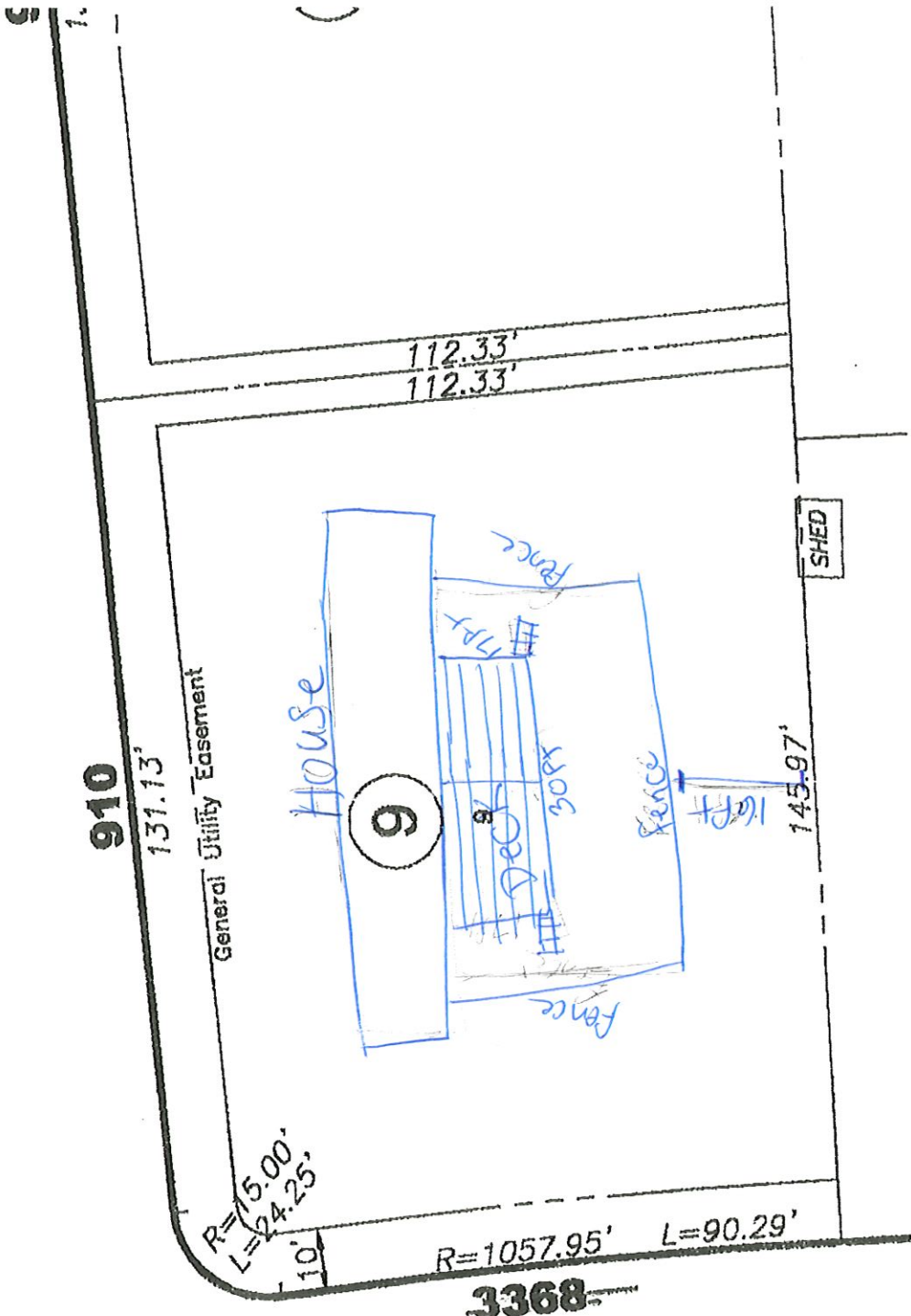
Ramy Souryal

8/10/2021



910 Evergreen pl
Bethlehem, PA 18017

EVERGREEN



$50' = 10' - 30' - 10'$

RO