



SITE ADDRESS: 3010 Avenue B, Bethlehem, PA 18017

Office Use Only:

DATE SUBMITTED: 12.23.2020

HEARING DATE: 01.27.2021

PLACARD: 01.14.2021

FEE: 500⁰⁰

ZONING CLASSIFICATION: PI

LOT SIZE: IRREGULAR 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:	██████████
Email:	██████████
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	Samuel E. Cohen, Esquire
Address	33 South 7th Street P.O. Box 4060
	Allentown, PA 18105
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. side yard setback 20'	4.85 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):

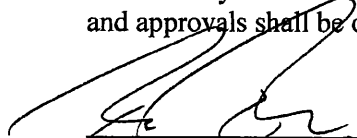
NARRATIVE

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

CERTIFICATION

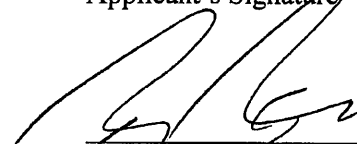
I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

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

12/21/2020
Date



Property owner's Signature

12/24/2020
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.

Hanover Engineering

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

December 23, 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
Odor Abatement Platform
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. Eight (8) copies of the Odor Abatement Plan, Sheet 1 of 1, dated November 30, 2020, last revised December 2, 2020, prepared by Hanover Engineering.
3. One (1) check in the sum of \$500.00 made payable to City of Bethlehem.

Spray-Tek recently completed the construction of a 23,300 square foot building addition and associated site improvements at their manufacturing facility located at 3010 Avenue B in the City of Bethlehem. During the expansion project, it was determined to modify the odor abatement equipment configuration at their facility.

Currently, the odor abatement equipment is on concrete pads adjacent to the north side of the existing building. Spray-Tek is proposing to relocate their odor abatement equipment on an aerial platform. To construct the aerial platform and provide the necessary vehicular access around the existing building and the recently constructed addition, the aerial platform will need to encroach approximately 15 feet into the northern side yard setback.

The Spray-Tek facility is located within the Planned Industrial Zoning District and accessory uses such as odor abatement equipment shall adhere to principal building setback. Thus, Spray-Tek, Inc. is requesting a variance of the side yard setback requirements to construct the odor abatement aerial platform.