



SITE ADDRESS: 1034 Elm Street

Office Use Only:

DATE SUBMITTED: 10.22.2020

HEARING DATE: 11.18.2020

PLACARD: 11.05.2020

FEE: \$ 500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: 2200 SF OR 22' x 100'



**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: P/K Builders
Name Joe Parra
Address 3430 Chase Court
Nazareth, PA 18064
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 John Gross
Address 1034 Elm Street
Phone: 610-751-3945
Email: Jack@cassidonrealty.com
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) lot width	40 feet	22 feet	18 feet
1306.01(a) side yard	4 feet	3 feet	1 foot
1306.01(a) lot area	4,000 sf	2,200 sf	1,800 sf
1306.01(a)(4) MAX Building Coverage	35%	36% 40%	1% 5%

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.

1306.01(a) Relief from maximum building cover of 35% in the RT district. 36.1% is 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

10/21/2020
Date


Property owner's Signature

10/21/2020
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.



October 12, 2020

Zoning Hearing Board
10 E. Church Street
Bethlehem, PA 18018

Subject: 1034 Elm Street
Zoning Relief Request

Dear Board Members:

On behalf of Joe Parra, the Applicant of the subject project, Keystone Consulting Engineers, Inc. hereby requests relief from the following section of the zoning ordinance: 1306.01(a). The applicant is asking for a variance for the minimum relief for lot area, lot width, side yard setback, and building coverage. The applicant is proposing a single family detached dwelling the same size that previously existed on the lot. No other use could satisfy ordinances and the owner does not own adjoining lots.

The lot is an existing non-conforming lot. Due to the irregularly small size of this lot, development would not be possible without these variances. As shown on the exhibit, many of the surrounding properties are not in accordance with the side yard setback distance or the maximum building coverage sections of the ordinance. For these reasons, we respectfully request that a variance be granted for all of the criteria listed above.

Very truly yours,

KEYSTONE CONSULTING ENGINEERS, INC.

A handwritten signature in black ink that reads 'Austin Matase'.

Austin Matase, E.I.T.