



SITE ADDRESS: 526 Broadway, Bethlehem, PA, 18015

Office Use Only:

DATE SUBMITTED: 7.22.2020

HEARING DATE: 7.23.2020

PLACARD: _____

FEE: \$ 500 =

ZONING CLASSIFICATION: RT

LOT SIZE: 3613 sqft

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:

Name

Chenguang Huang

Address

6840 Sunflower Ln
Macungie, PA, 18062

Phone:

[REDACTED]

Email:

chenguangneil@gmail.com

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	Joseph J. Piperato
Address	3894 Courtney Street, Suite 105 Bethlehem, PA, 18017
Phone:	610-625-3878
Email:	joe@piperatolaw.com

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)4	20,000 - 8	3613	16,389

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.

1319.01(a)(1)(ii) Waive off street parking
5 units 9 space required, 0 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.

Chenman Shing
Applicant's Signature

7/22/2020
Date

Chenman Shing
Property owner's Signature

7/22/2020
Date

Received by

Date

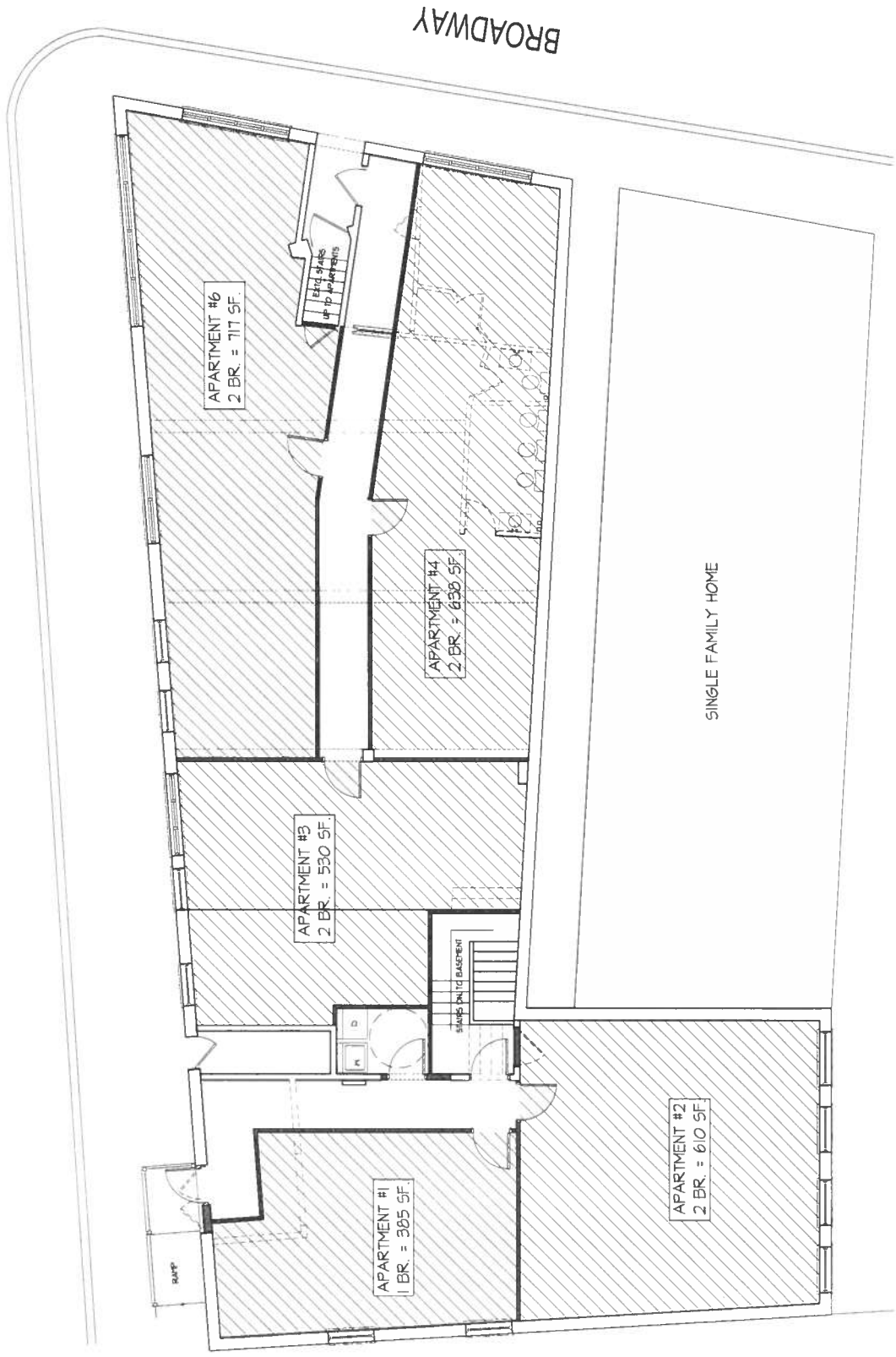
NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

526 Broadway

Narrative:

Currently, the 1st floor includes 2 connected commercial spaces: one gym in the front and one vacant warehouse space in the rear. The gym is currently used for boxing purposes, which introduces quite some traffic in the residential neighborhood during business hours. By converting them to multifamily units, we are able to improve the residential neighborhood in this RT district and provide more affordable housing to the booming and more popular Bethlehem city.

There is no parking space in the building while each new residential unit requires parking spaces, so we are asking for parking space relief. Since we see the current commercial space introduces higher traffic than residential units and current commercial space uses off-street parking, our parking relief should be granted.



REVISIONS	

PLAN
APARTMENT RENOVATION AT
526 BROADWAY
BETHLEHEM, PA 18018

dwg. no. **A2.0**
date 7/10/2020
drawn by JLS
checked by JLS
project no. 20-25

HILLIPS &
MONOVAN
ARCHITECTS, LLC
P.O. Box 160, 2160 Boulevard Park, Bethlehem, PA 18018 Phone: 717-795-2400
Fax: 717-795-2401
www.hillipsandmonovan.com



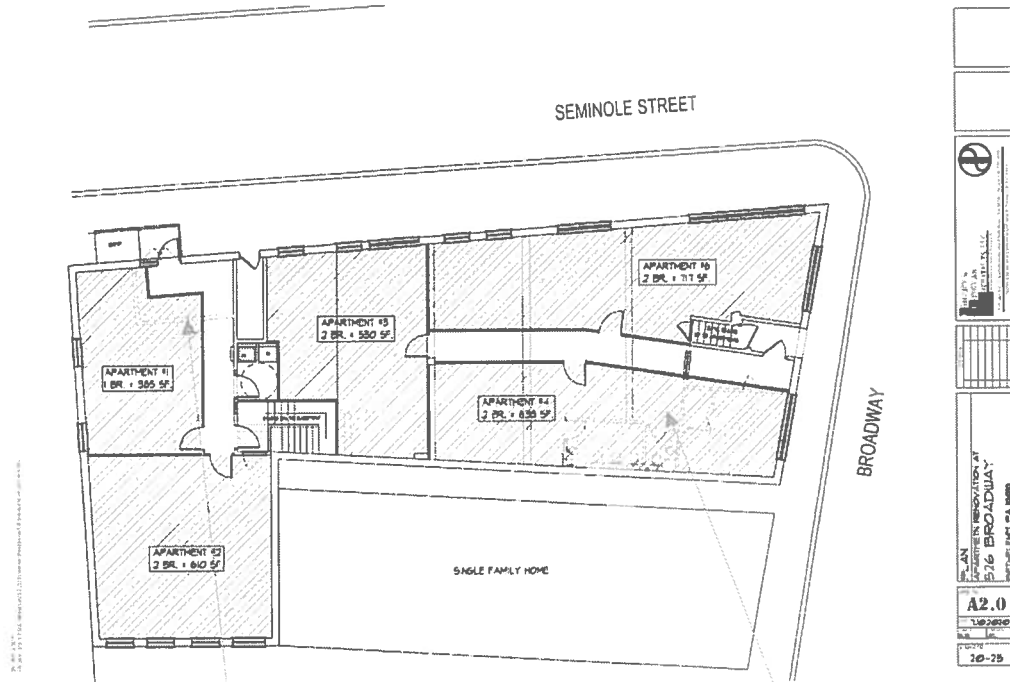
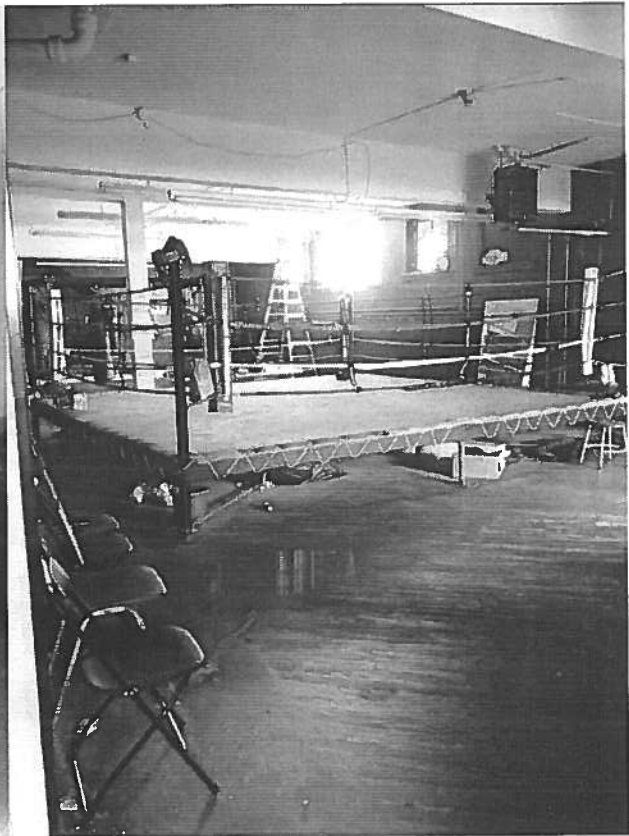


Photo taken here, rear room as storage

Photo taken here, boxing gym area



Exterior of the building with boxing gym in the front



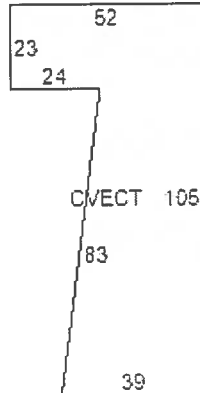
Land

Line #	Type	Code	Acres
1	S - SQUARE FOOT	1 - Primary Site	.0829

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	1 - Primary Site
Frontage	
Depth	
Units	
CAMA Square Feet	3,613
CAMA Acres	.0829

PARID: P6SW2C 14 3 0204
BRIGHT HORIZON LLC,

526 -528 BROADWAY



Item	Area
SPRT AREA - 086:SUPPORT	3943
MLTI STORAGE - 084:MULTI-STRG	4888
MULT-USE APT - 081:MULTI APTS	4888
CVECT - CV1:COMMERCIAL VECTOR	3943

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