



SITE ADDRESS: 517 Seneca St Beth., PA 18015

Office Use Only:

DATE SUBMITTED: 03.22.2021

HEARING DATE: 05.12.2021

PLACARD: \_\_\_\_\_

FEE: 500<sup>00</sup>

ZONING CLASSIFICATION: \_\_\_\_\_

LOT SIZE: \_\_\_\_\_

**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 4<sup>th</sup> Wednesday of the month. The hearing will be held on the 4<sup>th</sup> 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:	JUDITH AND Thomas Yanacek
Name	JUDITH D. Yanacek
Address	517 SENECA ST
	BETHLEHEM, PA 18015
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 \_\_\_\_\_ *NA*

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
<i>N/A</i>	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

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:

1304.01<sup>(b)</sup>(1)                      1325.07  
\_\_\_\_\_  
1322.03(0)  
\_\_\_\_\_

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.

*\* 174 pg - 1-9 describe how I need*

**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.

Judith O Yaraech  
Applicant's Signature

3/19/21  
Date

Judith O Yaraech  
Property owner's Signature

3/19/21  
Date

[Signature] (APPLICANT)  
Received by

3/19/21  
Date

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

## REQUEST

I am seeking approval to convert my single-family dwelling located at 517 Seneca Street, Bethlehem, PA 18015 to a multi-family dwelling accommodating three independent units.

My home was a multi-family dwelling and approved in 1961 as such. It is equipped with external fire escapes for safety.

Thank you, Judith O. Yanacek

Submitted by: Judith O. Yanacek

1322 (O) Page 174 (O) Conversion

1. Total square footage per floor - 1<sup>st</sup> floor- 1260 sq ft, 2<sup>nd</sup> floor-1260 sq ft, 3<sup>rd</sup> floor- 650 sq ft. This home was previously approved for 3 units, back in 1961. Home is equipped with fire escapes on the exterior of the home.
2. 1302.40 Each unit will have a (cooking facilities) kitchen, toilet, sink, bathing facility, and sleeping facilities and separate access. The 1<sup>st</sup> floor is already equipped with a kitchen, and 1.5 baths. The 2<sup>nd</sup> floor has a previous set up for a kitchen and 2 full baths. The 3<sup>rd</sup> floor (half story) has 1 full bath and a plan for adding a kitchen. Space is more than adequate.
3. The entire building can be inspected.
4. The yard and building area will not be reduced except for the addition of a very small area that will need to be paved to accommodate the turning around of vehicles and the parking area.
5. No exterior structural alterations to the building are needed.
6. The single family dwelling exceeds the 3,000 square feet of habitable floor space. It is 3170 square feet.
7. Plans include proposed arrangements for the interior of the building and provisions for off-street parking including entrance and exits for parking.
8. Parking requirements will be met. We will have space for 6 vehicles, one of which will be handicapped accessible.
9. A \$1500 recreational fee will be paid when required.

1325.07 - Page 205

1. Our plan is in accordance with the City of Bethlehem Comprehensive Plan.
2. Substantial improvement to the property will be made in addition to adding housing inventory into the market.
3. No exterior changes- except parking will be made.
4. All requirements will be met.
5. The neighborhood will not be substantially changed.
6. There are no anticipated issues regarding street, traffic or safety.
7. There should be no anticipated public health or safety hazard.
8. The proposed use is suitable.

Chart for Floor Plan – 517 Seneca Street, Bethlehem, PA 18015

Re: 1322.03 (6) and 1302.52 Half Story

Submitted by: Judith O Yanacek

1<sup>st</sup> Floor – 1260 square feet

2<sup>nd</sup> floor- 1260 square feet

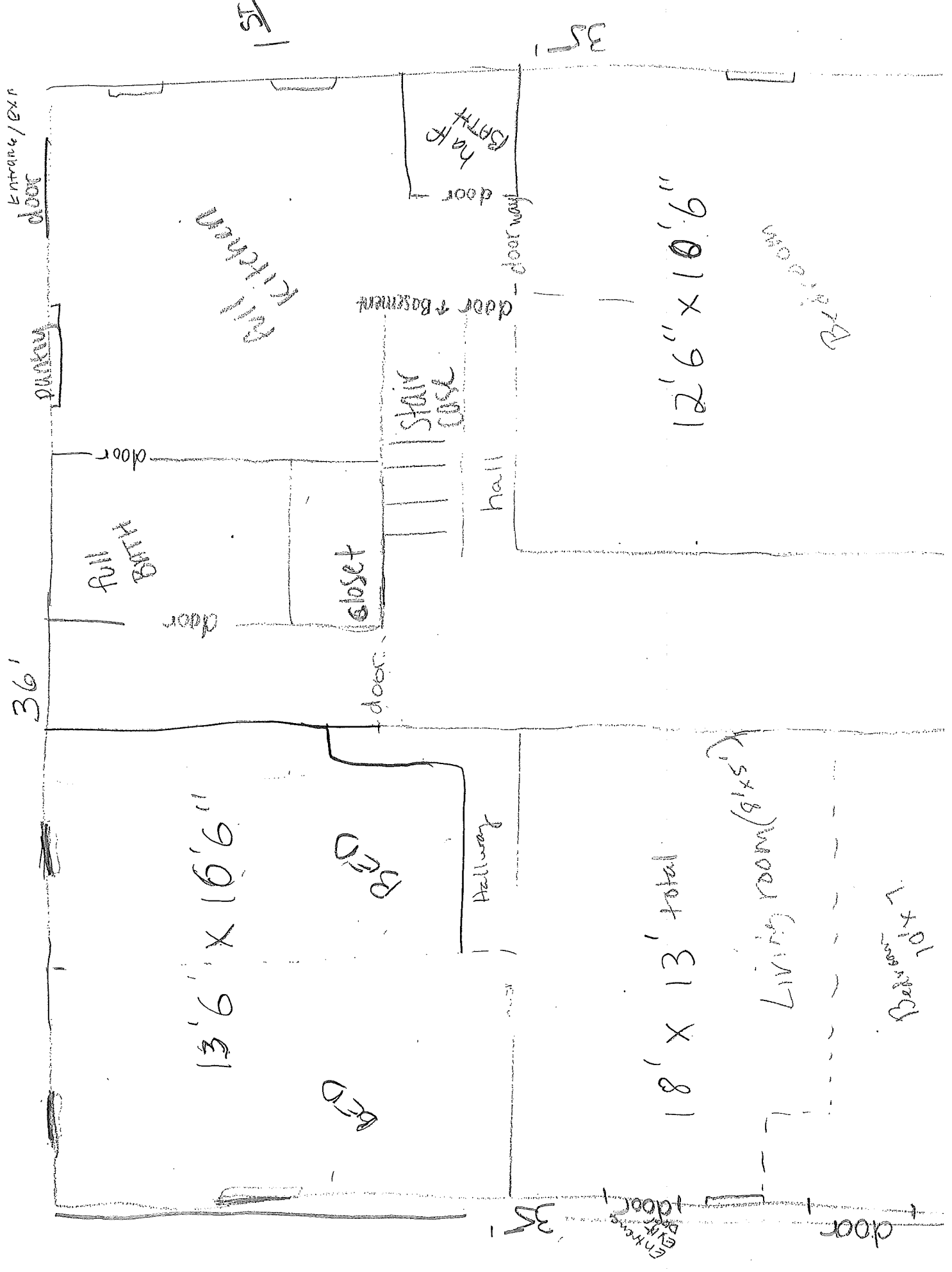
3<sup>rd</sup> floor (half-story)—650 square feet

Total square footage of habitable space – 3170 square feet











36'

12' x 12' 6"

L.R.

Full Bathroom

Shower

Kitchen

11' x 12' 6"

17' 6" x 12' x 6"

Bedroom

Full Bathroom

closet

15' x 12' 6"

Bedroom

Bedroom

Stairs

door

door

door

door

closet

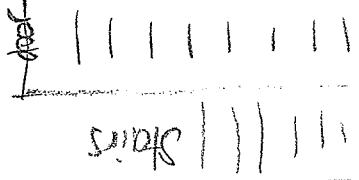
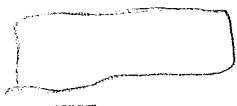
door

door

door

door

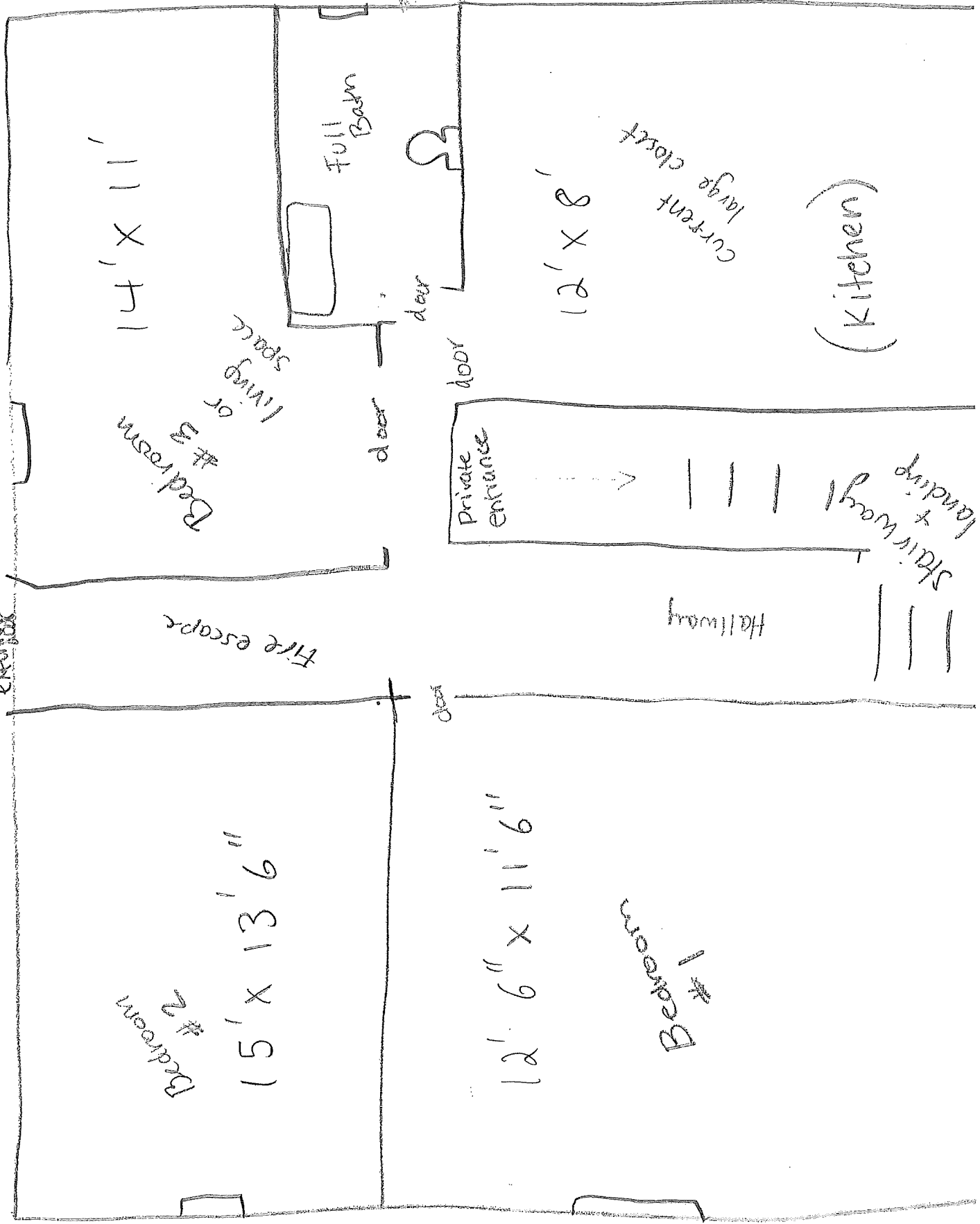
closet



35

2nd

3rd Floor



160'

93'

GARAGE

yard

shed

35' or more

-gate

entrance

#1

#2

#3

or  
Hallway

#4

22'

18'

100'

TS

#6  
Handls

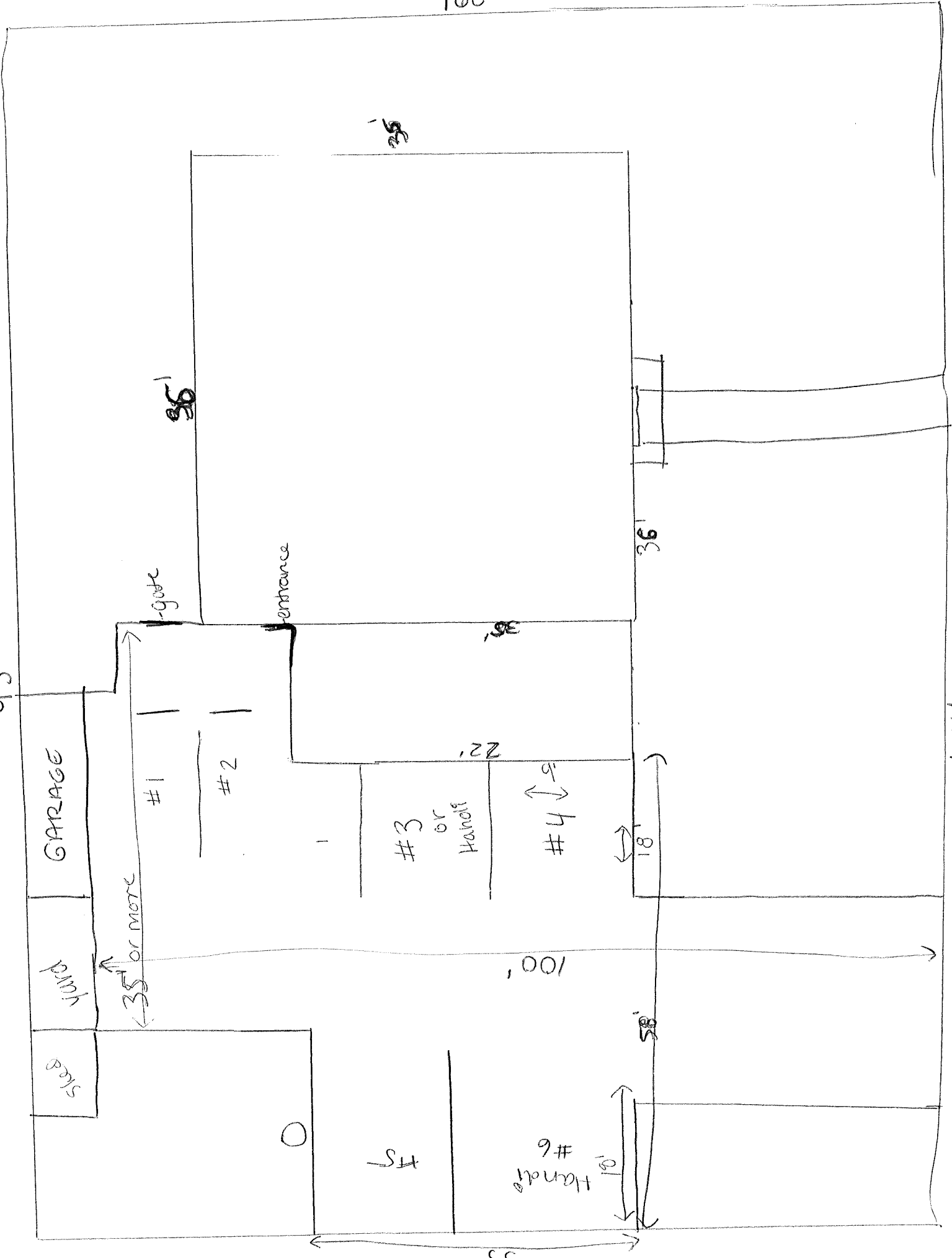
10'

38'

33'

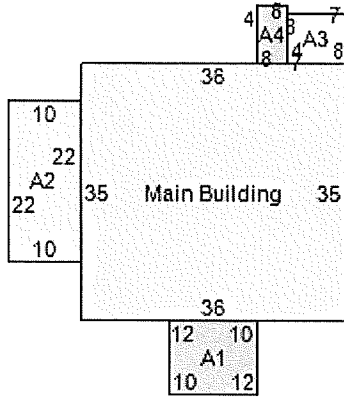
36'

114'



PARID: P6SW2A 1 2A 0204  
 YANACEK THOMAS J & JUDITH O,

517 SENECA ST



Item	Area
Main Building	1260
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	320
A1 - 11:OFP OPEN FRAME PORCH	120
A2 - 11:OFP OPEN FRAME PORCH	220
A3 - 11:OFP OPEN FRAME PORCH	56
A4 - 12:EFP ENCL FRAME PORCH	32

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[Home](#) ▾

[Property Records](#) ▾

[County Website](#)

**Parcel**

PARID: P6SW2A 1 2A 0204  
YANACEK THOMAS J & JUDITH O,

**Owner**



**Multi-Owner**

**Residential**

**Commercial**

**Out Buildings**

**Land**

**Values**

**Homestead**

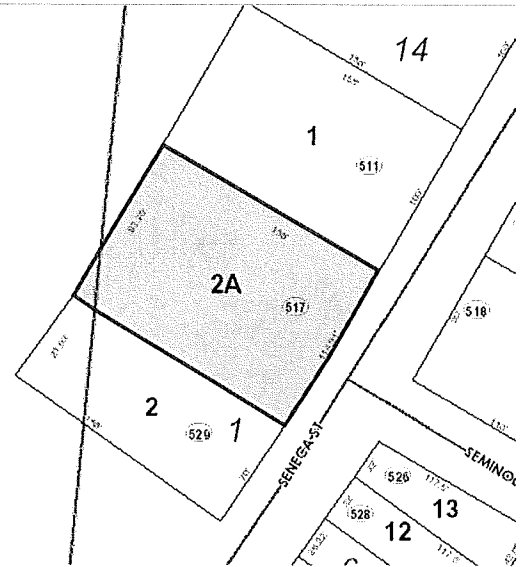
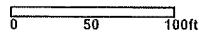
**Sales**

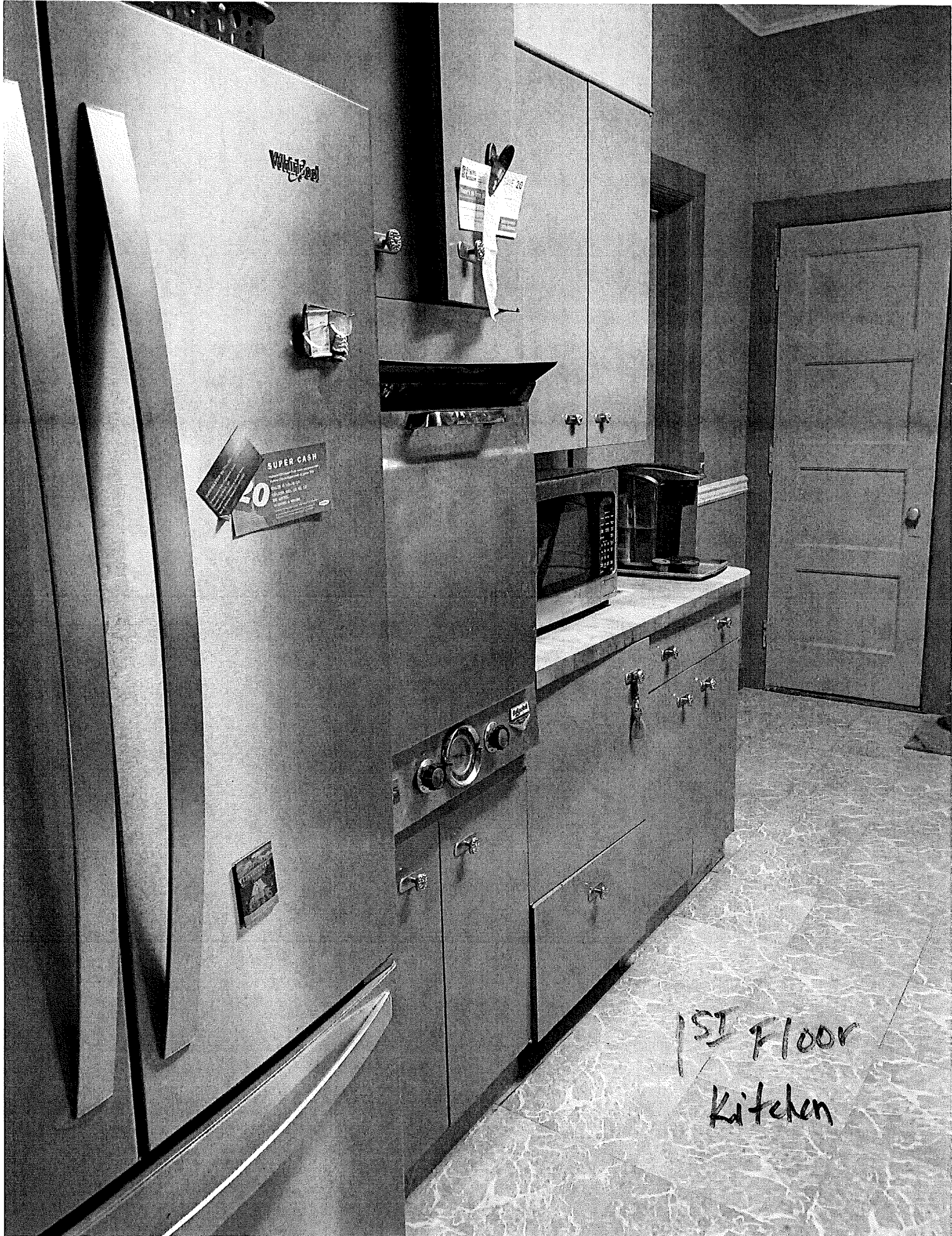
**Tax Information**

**Photos**

**Sketch**

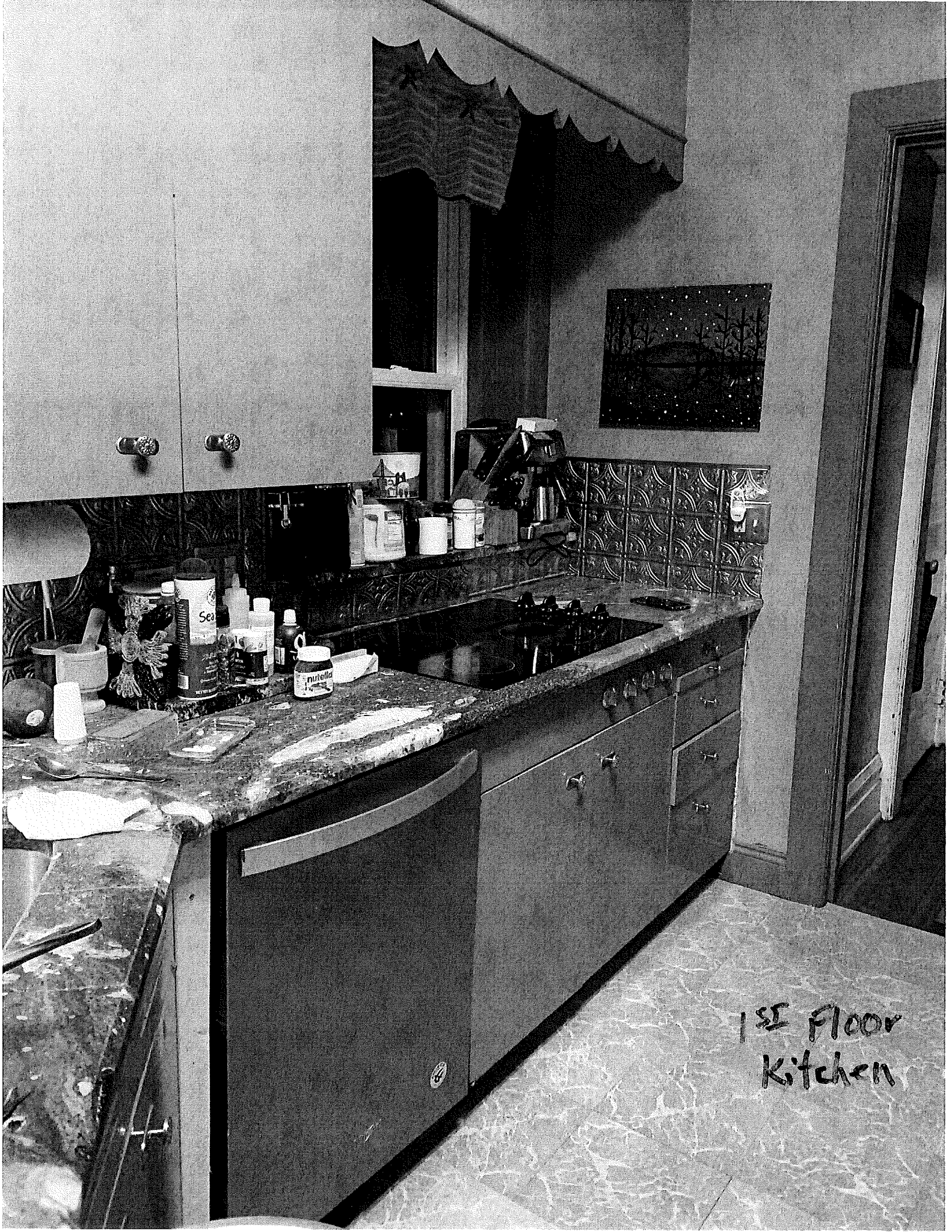
**Map**





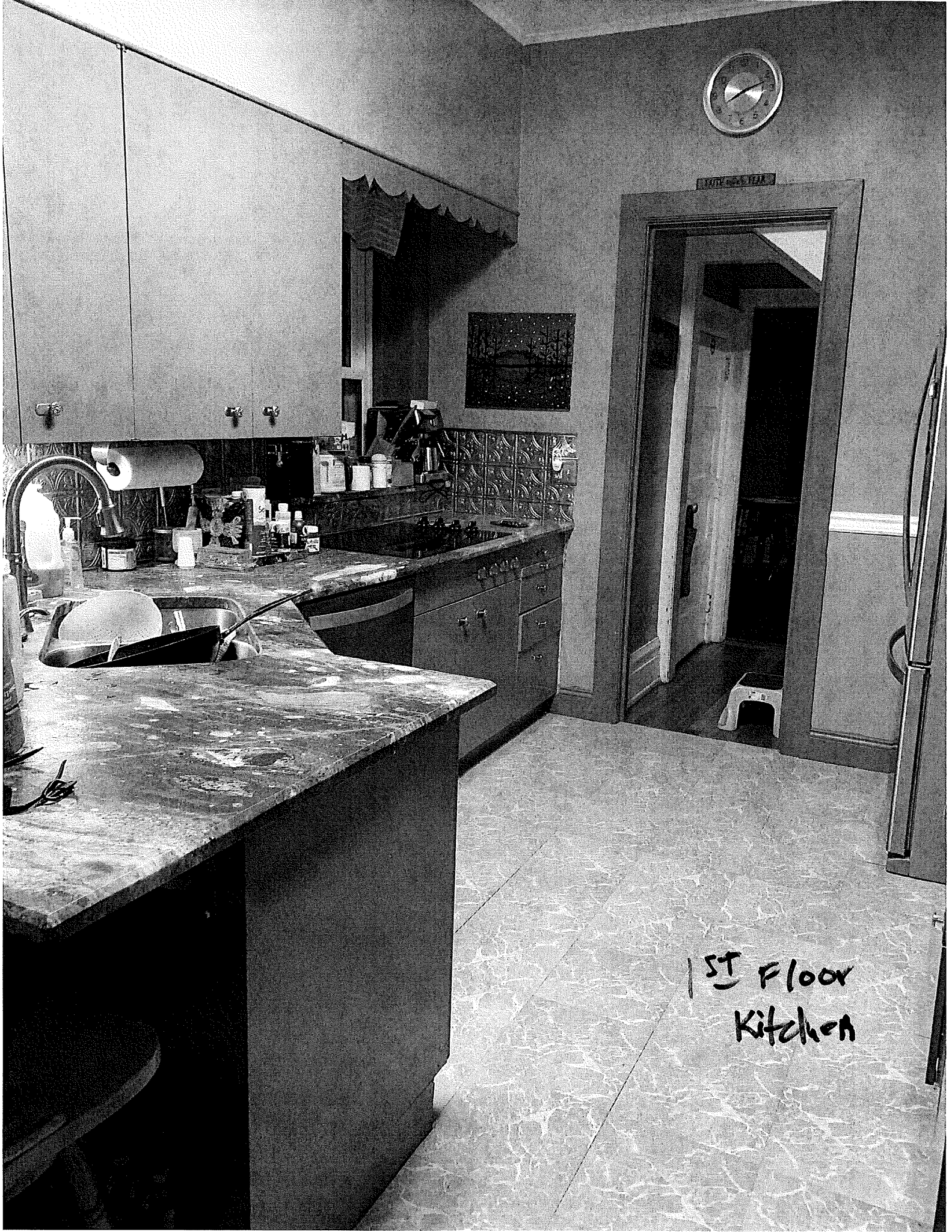
1st Floor  
Kitchen





1<sup>st</sup> Floor  
Kitchen

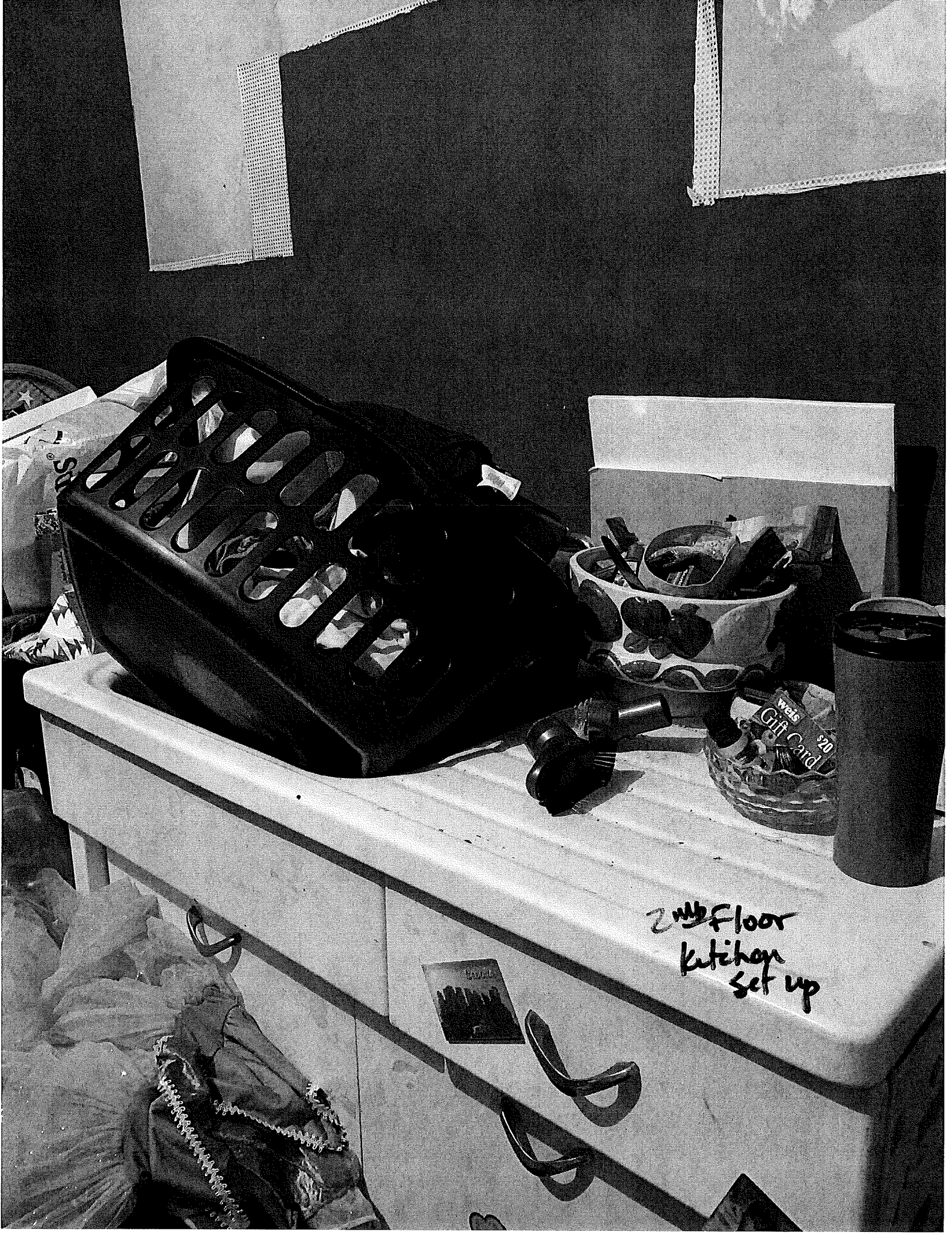




1017 1/2 E 11th

1st Floor  
Kitchen





2nd Floor  
Kitchen  
Set up