

"ORIGINAL"



SITE ADDRESS: 12 E MARKET ST.

Office Use Only:

DATE SUBMITTED: 10.29.2021

HEARING DATE: 11.17.2021

PLACARD: 11.05.2021

FEE: 500<sup>00</sup>

ZONING CLASSIFICATION: RT

LOT SIZE: 31' x 120' OR 3,720 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 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**

<b>APPLICANT:</b>	
Name	<u>Patricia + Robert Handwerk</u>
Address	<u>9326 San Jose Blvd.</u>
	<u>Howie, FL 341737</u>
Phone:	<u>[REDACTED]</u>
Email:	<u>[REDACTED]</u>

<b>OWNER</b> (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:
<b>ATTORNEY</b> (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
13a.01(a)(1)	6,000 SF	3,720 SF	2,280 SF
	60'	31'	29'
	3,000 SF	1,860 SF	1,140 SF

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.

1304.01(b)(i) Two Family Detached Dwelling  
1319.01(a)(i)(i) Two Off. St. Parking Spaces.

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

10-29-21

Date



Property owner's Signature

10-29-21

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.**

To whom it may concern,

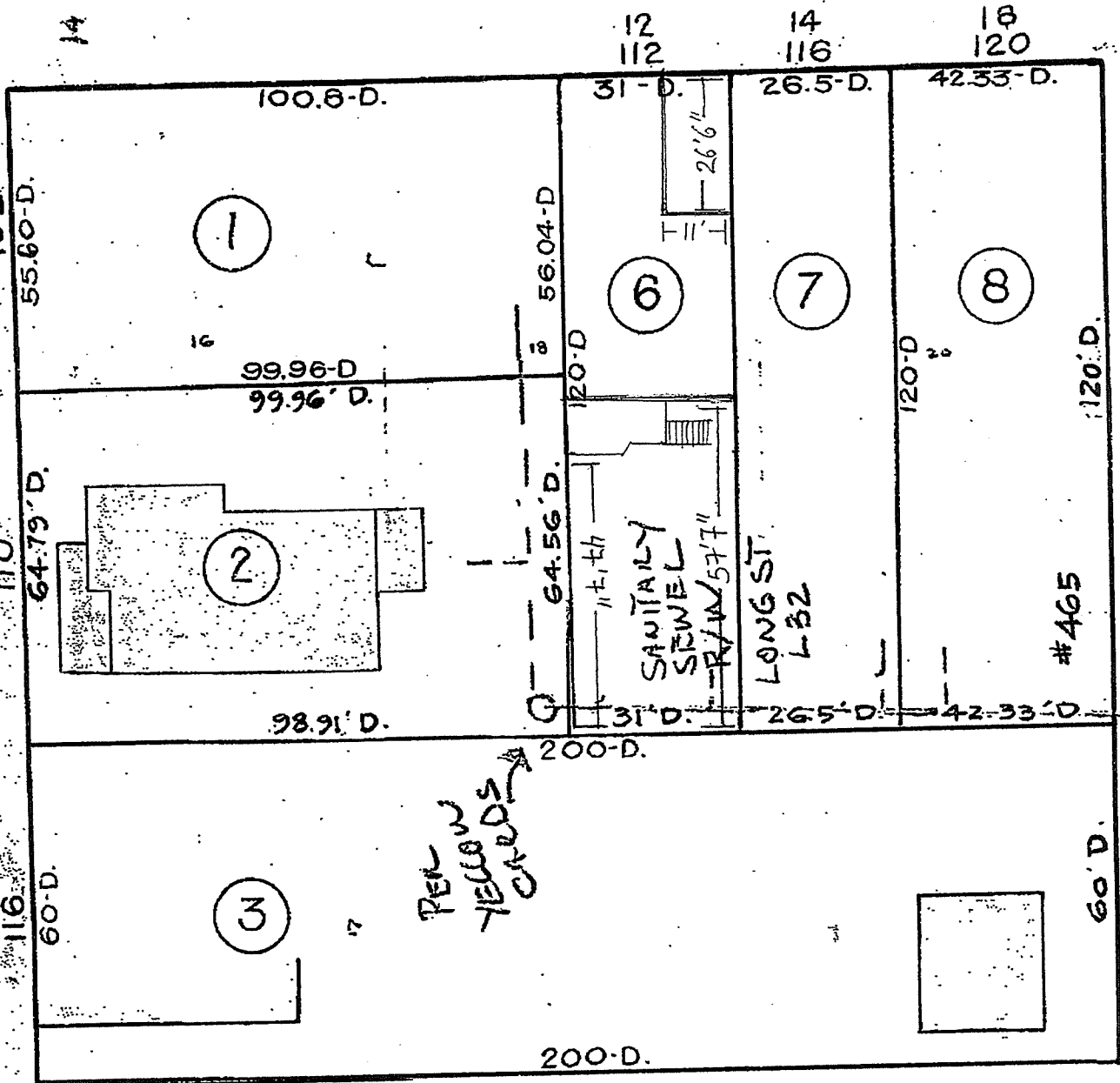
The property located at 12 E. Market St. is a two-unit property zoned residential with a commercial variance for the first floor. We would like to convert it into two residential units by rezoning the first-floor commercial unit and renovating the space. Two-family detached dwellings are permitted in this zoning district. We are also asking for relief from the two-parking space per dwelling requirement. The lot is not accessible from the rear as there is no alley so on-site parking is not possible. If the first-floor unit were to be a newly zoned commercial space it would require six parking spaces. We are reducing the required parking by four spaces through this rezoning process. The size of the lot is below the dimension required by code. The size of the lot cannot be altered but ample outdoor space is available for both units. Each unit has a deck and the lot has a sizeable backyard with mature landscaping. A considerable investment has been made by acquiring the property with the expectation of making it a two-unit residence. Further investment will be made into the property through renovations. The units will be upscale featuring historic architectural details and high-end fixtures. The property will also be maintained to the highest standards. These improvements will add value to the neighborhood. We hope you can grant the necessary relief based on these explanations.

Thank you,

Patricia & Robert Handwerk

# E. MARKET ST.

N. NEW ST. 476  
464  
456  
110  
102  
116



SCALE 1 IN. = 30 FT.



# FIRST FLOOR PLAN

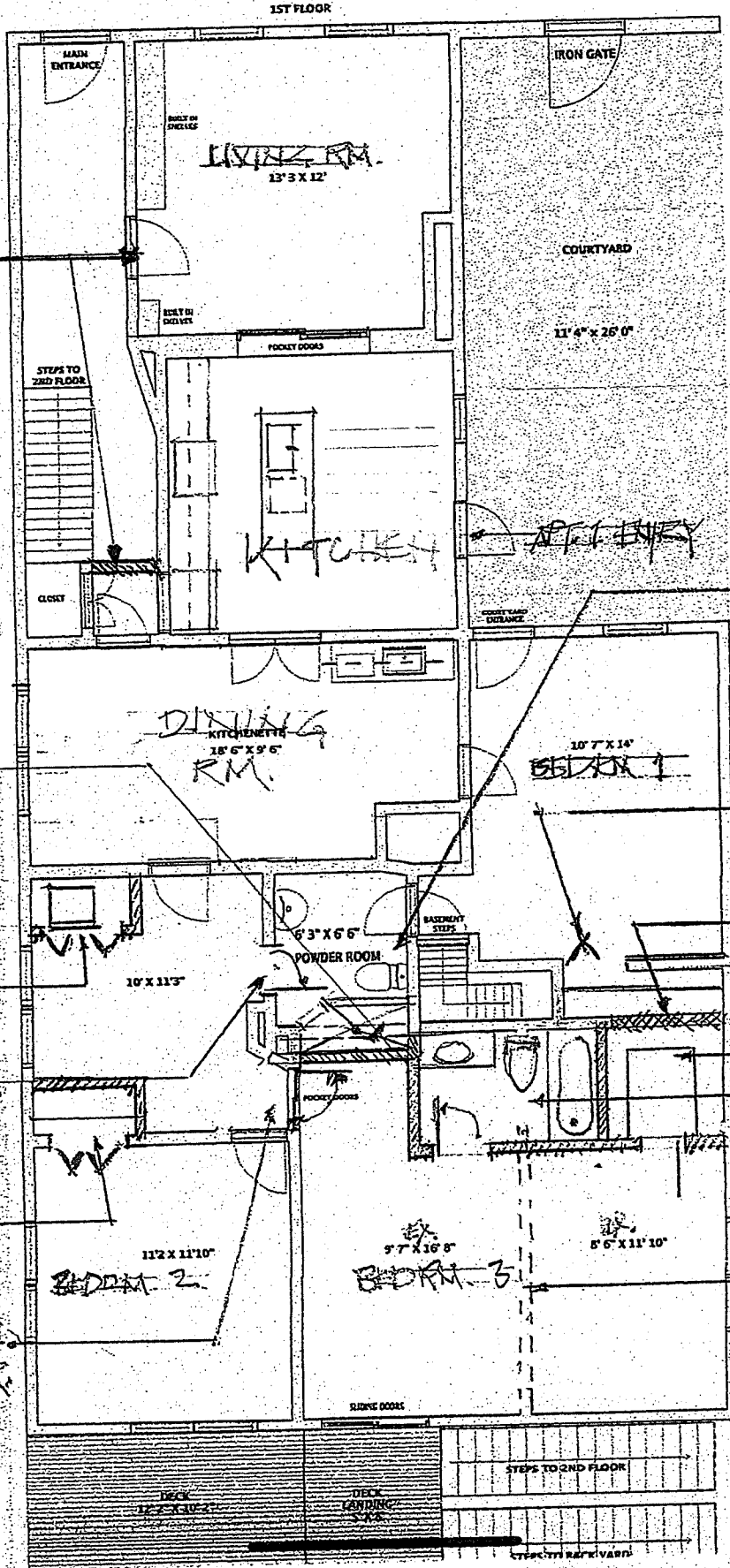
EX. HALL DOOR  
OPENING 2' 6"  
CLOSED (3)

REMOVE EX.  
NON-BEARING  
WALL & MOVE  
AS REQUIRED

PROPOSED CL.  
W/ WATER PUMP  
ADD 2' BATH DR.

PROPOSED  
CL. IN BEDRM.

REMOVE PARTITION  
& ADD BEDRM. DR.  
(NON-BEARING)



INSTALL SHOWER IN  
EX. BATH & MAKE  
NEW DOOR OPENING  
TO HALL

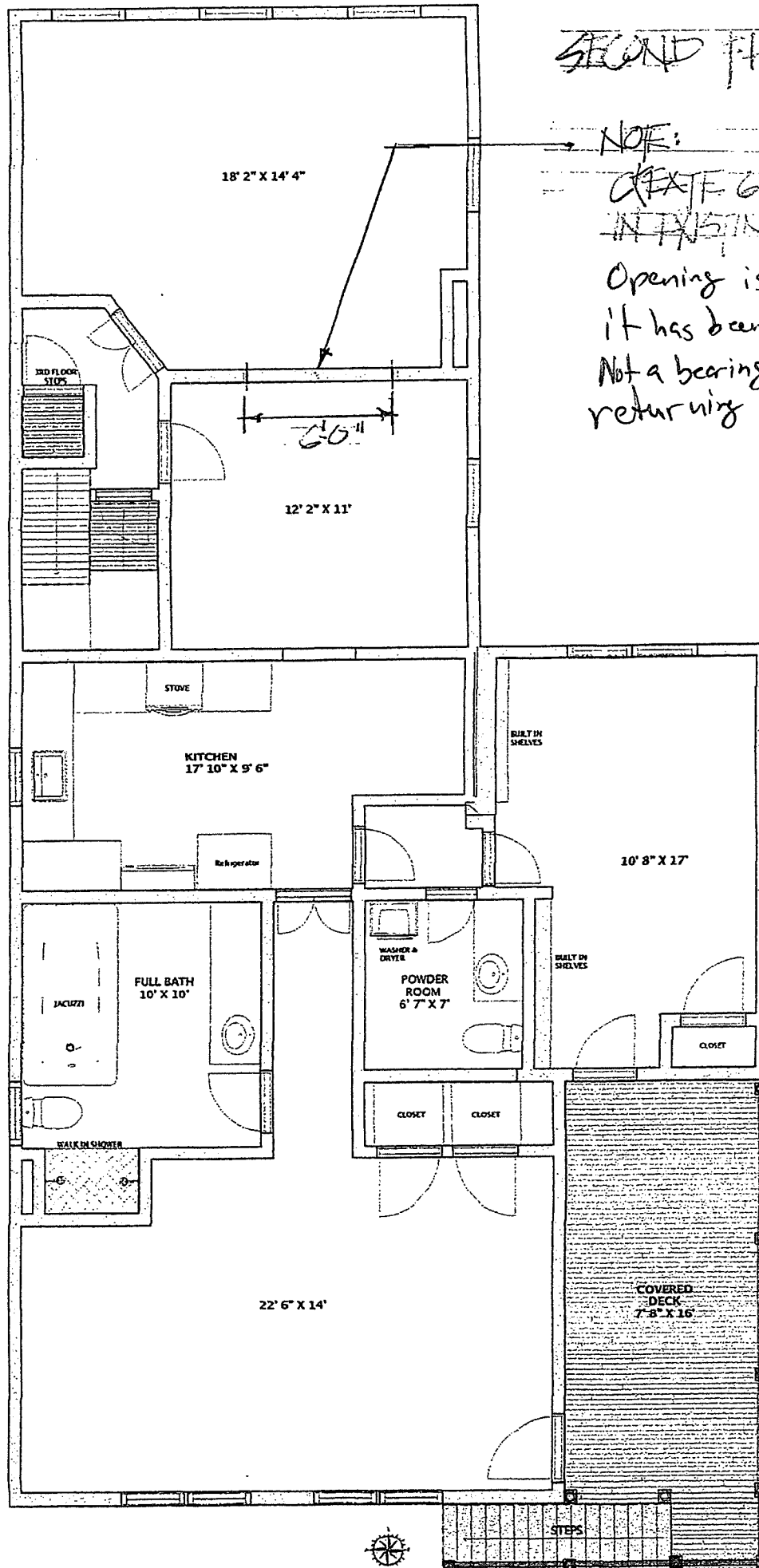
CREATE CLOSET  
W/ DOOR

ADD WATER PUMP  
NIGHT EXISTING

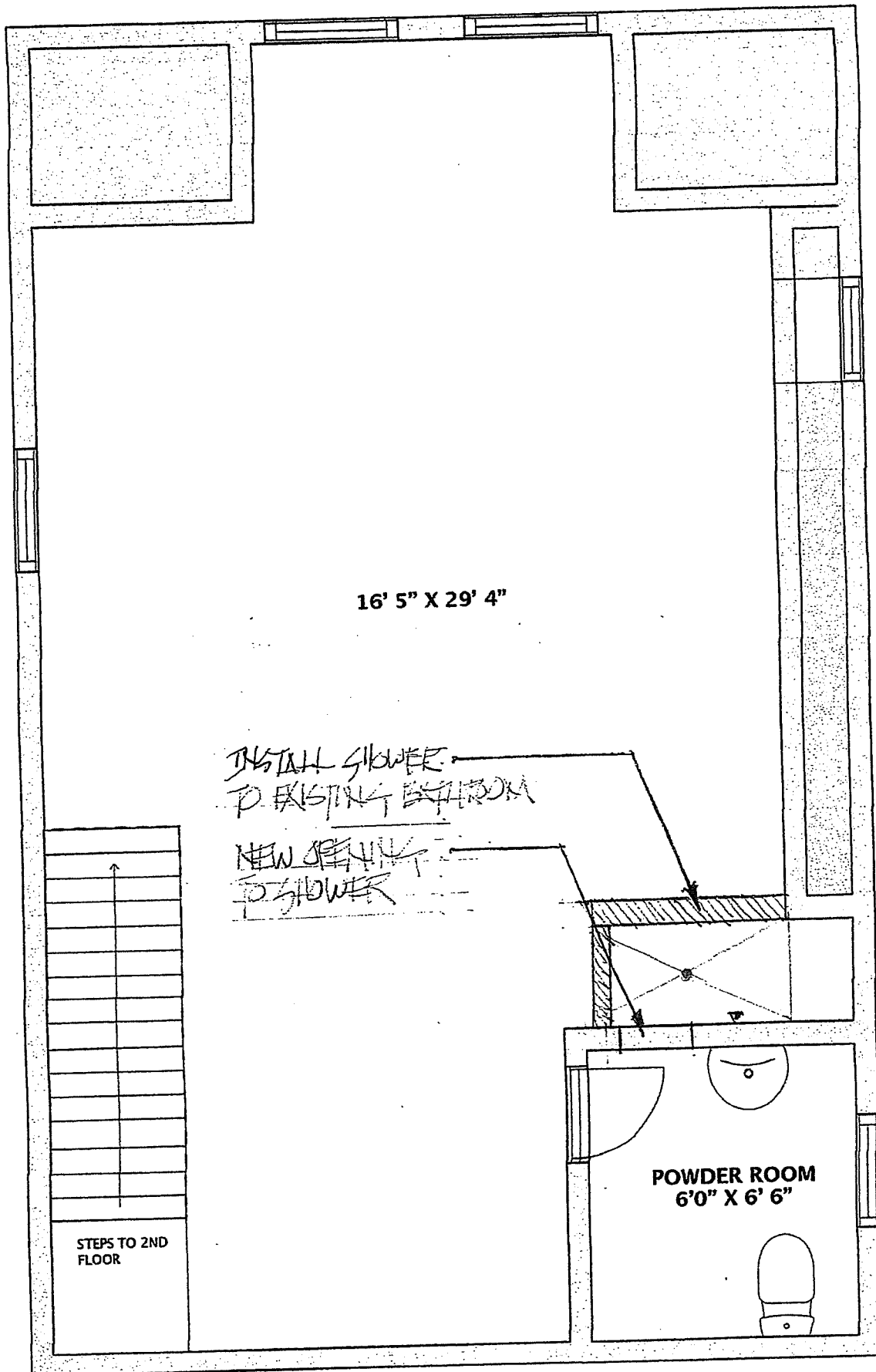
PROPOSED CLOSET  
INSTALL NEW  
BATH & PLUMBING  
TO CODE

REMOVE EX.  
WALL  
(NON-BEARING)

## SECOND FLOOR AP.



# 3rd FLOOR



All measurements are approximate. No information on these plans should be relied upon without independent professional verification.