

ORIGINAL



SITE ADDRESS: ²⁰⁰202 Wyandotte Street, Bethlehem, PA 18015
(New Addresses - 201 and 225 Cherokee Street, Bethlehem, Pa 18015)

Office Use Only:
DATE SUBMITTED: 01.26.2022 HEARING DATE: 03.09.2022
PLACARD: 02.23.2022 FEE: \$500⁰⁰
ZONING CLASSIFICATION: RG LOT SIZE: ~ 4 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:
Name NIP Wilbur, LLC (John Noble)
Address 1800 Old Mill Road, 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
Address
Phone:
Email:
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
<u>1320.08(a)(3)</u>	<u>One sign per frontage</u>	<u>Two signs per frontage</u>	One additional sign because there are two different uses only accessed through the same property
<u>1320.08(a)(3)</u>	<u>Maximum Sign Dimension- 16 SF</u>	<u>Maximum Sign Dimension- 18 SF</u>	<u>2 additional SF for sign composition and continuity with the other signs on site</u>
<u>1320.08(a)(10)</u>	<u>One sign per lot</u>	<u>Two signs per lot</u>	One additional sign for a separate use on the adjoining parcel that is only accessed through the same property
<u>1320.08(b)</u>	<u>Off premise advertising</u>	<u>Advertising on premise</u>	Sign is advertising a separate business that is on the adjoining parcel and it is only accessible by going down a shared access drive

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

Date

1-26-22

Property owner's Signature

Date

1-26-22

Received by

Date

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

Narrative

Our 4.5 acre site has been subdivided into three different parcels and there are two different uses on the parcels. The Wilbur Mansion parcel at 201 Cherokee Street is a hotel, restaurant, and event center. The Wilbur Views parcel at 225 Cherokee Street is a 50 unit apartment building. There are three street frontages to the property: Cherokee Street, Brighton Street, and Wyandotte Street. However both uses are only accessible via Cherokee Street. The Wilbur Mansion is only accessible via a shared access drive that comes off of Cherokee.

We are seeking relief to have a sign advertising the Wilbur Mansion hotel, restaurant, and event center located on Cherokee Street, where all of the patrons will be driving in from. The way the parcels were divided, we will need relief to have a two signs on one parcel, two signs on the same road frontage, and off premise advertising.

We are also seeking relief to have the sign on Wyandotte street be increased by 2 square feet to have consistency with the signage on the whole property to make it look like a cohesive campus and allow for proper visibility from the main arterial highway.





600
100

- 1 - Value Range
- 2 - Value Range 70
- 3 - Value Range 200