



SITE ADDRESS: 419 W 4th Street, Bethlehem, PA 18015

Office Use Only:

DATE SUBMITTED: 8.28.2020

HEARING DATE: 10.14.2020

PLACARD: 10.01.2020

FEE: 500⁰⁰

ZONING CLASSIFICATION: RG

LOT SIZE: _____

**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	<u>Robert Kadel and William Kadel</u>
Address	<u>5 Lookout Avenue</u>
	<u>Lake Hopatcong, NJ 07849</u>
Phone:	<u>[REDACTED]</u>
Email:	<u>[REDACTED]</u>
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	Robert Kadel and William Kadel
Address	5 Lookout Avenue Lake Hopatcong, NJ 07849
Phone:	[REDACTED]
Email:	[REDACTED]
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
1322 (o)(1)	500 sq. ft.	240 sq. ft.	260 sq. ft.
1306.01(a) <small>Tract Size</small>	12,000 SF 43,560 sq. ft.	4,600 sq. ft.	7,400 SF 38,960 sq. ft.
1306.01(a) <small>Lot Area/dwelling</small>	4,000 sq. ft.	1,150 sq. ft.	2,850 sq. ft.
1319.01(a)(1)(ii)	7 parking spaces	2 parking spaces	5 parking spaces

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.

See section above

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: _____

See Section Above

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.

Wm Radel 8/24/20
Applicant's Signature Date
William Radel 8/24/20

Wm Radel 8/24/20
Property owner's Signature Date
William Radel 8/24/20

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

To Whom It May Concern –

William Kadel and I, Robert Kadel, are submitting this application seeking to add additional units to a multi-family home in the City of Bethlehem. The home is located at 419 W 4th Street, Bethlehem, PA 18015, and is currently zoned as a two family home. We are seeking to add two additional units, making it a four family home. William and I both graduated from Moravian College and have felt a close connection to the City of Bethlehem, continuing to support and give back to the college and community.

There are currently 2 units in the house which are rented under annual leases. One is a 1 bedroom / 1 bath apartment and the other is a 2 bedroom / 1 bath apartment. We noticed during the listing process that there is a real need for rentals in the area as both of our units were listed and under agreement within the first few weeks and had a lot of demand in inquiries from the community.

The third floor of the home and a bedroom on the first floor of the home are not currently in use. We are seeking to have them added as two additional units, making the home a 4 unit multi-family property. The third floor already has 1 bedroom and 1 full bathroom and the first floor has a studio apartment with 1 full bathroom (drawings and pictures are provided below in Appendix A and Appendix B, respectively).

From our discussions with contractors and real estate agents, there would be minor modifications required to these units in order to provide each with fully functioning kitchens, bathrooms and living spaces. We would seek to rehab the spaces and update them with new floors, paint, kitchens and bathrooms. However, there are certain variances that would be required in order to convert based on our interpretation of Bethlehem's zoning ordinances. They are as follows:

- 1322(o)(1) – For the first floor bedroom there is a minimum size of 500 square feet set for a 1 bedroom, but there is no size set for an efficiency unit. The bedroom has a total square footage of 240 square feet. We believe we would need a variance of 260 square feet.
- 1306.01(a) – Dimensional Regulations for Residential Districts
 - Tract Size; required: 43,560 sq.ft., proposed: 4,600 sq.ft., variance: 38,960
 - Lot Area Per Dwelling Unit: required 4,000 sq.ft., actual: 1,150sq.ft.; variance: 2,850sq.ft.
- 1319.01(a)(1)(ii) – 1 ¾ parking spaces required per dwelling unit. This would require a total of 7 parking spaces. We are seeking a variance as we have 2 off street covered parking spaces.

Should you have any questions, comments or concerns ahead of the hearing, please don't hesitate to reach out.

Sincerely,

Robert Kadel and William Kadel

Appendix A – Site Plans



Ground Floor

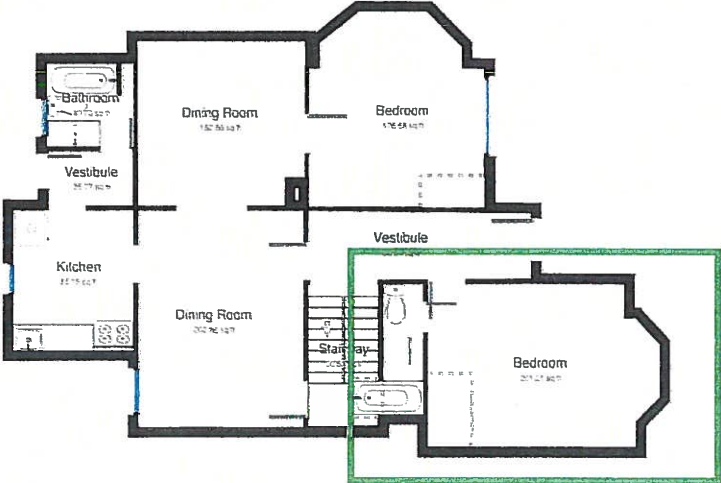


2nd Floor

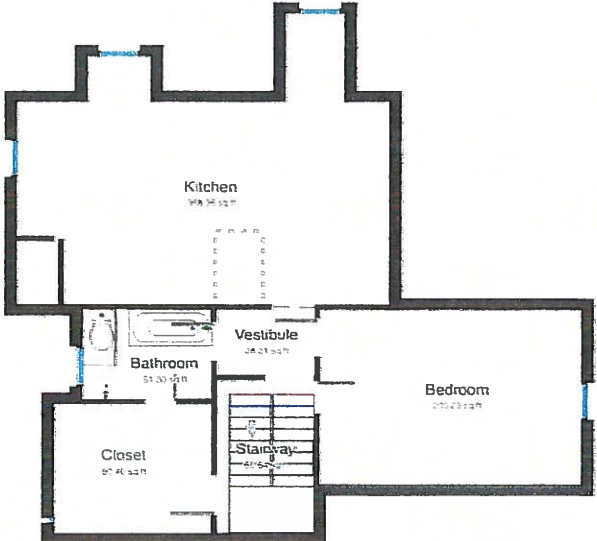


3rd Floor

1st Floor – Expanded and To Scale (Studio in Question Highlighted in Green)



3rd Floor – Expanded and To Scale



Appendix B – Pictures

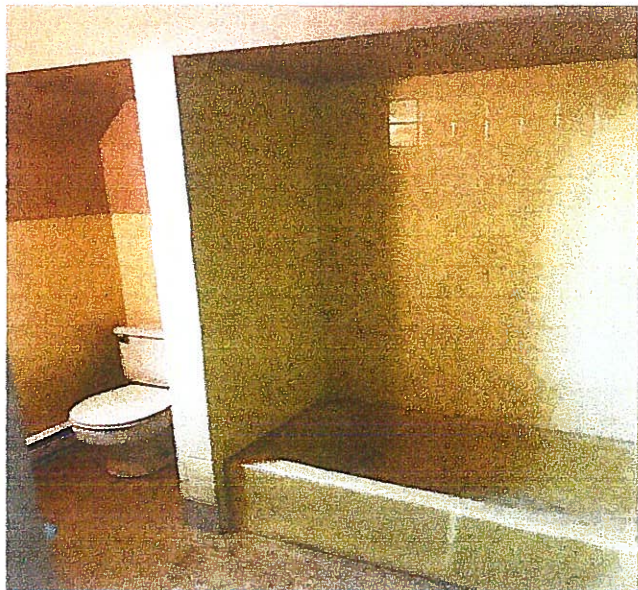
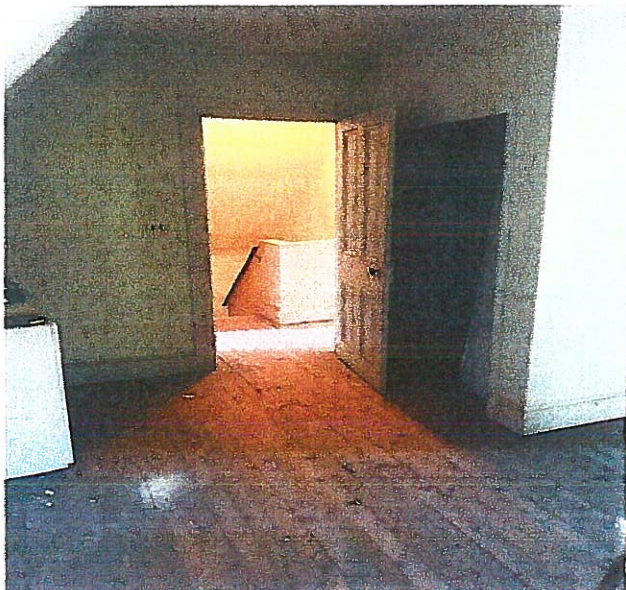
House Exterior



Garage



3rd Floor Apartment Pictures





1st Floor Studio



Other Apartments in Building

