



SITE ADDRESS: 1332 Genoa Street

Office Use Only:

DATE SUBMITTED: _____ HEARING DATE: _____

PLACARD: _____ FEE: _____

ZONING CLASSIFICATION: _____ 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	1015 Partners LLC
Address	555 Ashwood Drive
	Nazareth, PA 18064
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 James J. Holzinger, Esquire
Address 1216 Linden Street
Bethlehem, PA 18018
Ph [REDACTED]
Email [REDACTED]

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>1306.01(a)4</u>	<u>Tract Size 6000 s.f.</u>	<u>Existing 5724 s.f.</u>	<u>276 s.f.</u>
_____	<u>Lot Area Per Dwelling Unit 3000 s.f.</u>	<u>Proposed 2862 s.f.</u>	<u>138 s.f.</u>
_____	_____	_____	_____
_____	_____	_____	_____

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: N/A

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.

Please see attached.

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.

1015 Partners LLC

By:

Applicant's Signature Authorized Member

6/28/21
Date

Property owner's Signature

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.

Applicant requests Variations from the tract size and lot area per dwelling unit for the RT Zoning District to construct a two family detached dwelling. Applicant believes that the variations requested are de minimus in nature, i.e., representing a 4.6% variation. In the alternative, Applicant believes that the location of the property and the surrounding neighborhood supports the grant of a hardship variance. The property to the north fronts on Route 378, to the east B. Braun Medical, and to the west a warehouse/multi-family development. Applicant believes limiting development to be a Single Family Dwelling is not reasonable due to the location and surrounding uses.