



SITE ADDRESS: 246 E. Union Blvd. Bethlehem PA 18018

Office Use Only:

DATE SUBMITTED: 04.23.2021

HEARING DATE: 05.26.2021

PLACARD: 05.13.2021

FEE: \$500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: 20' x 102' OR 2040 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 4th Wednesday of the month. The hearing will be held on 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>BRANDON LEVANO</u>
Address	<u>246 E UNION BLVD BETHLEHEM PA 18018</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
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 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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

1319.01(a)(5) Relief for one off street parking
space (3 required, two existing)

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: 1304.01(b)(2) 1322.03(g) +

+ FURTHER EXPLAINED IN NARRATIVE.

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

4/23/2021
Date


Property owner's Signature

4/23/2021
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.

April 23, 2021

To: Bethlehem Zoning Hearing Board

From: Brandon Levano

Subject: Zoning Relief for Requested Property

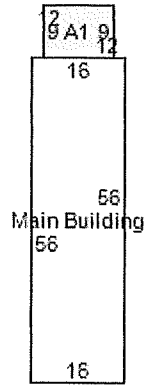
In this brief statement, I will explain as to why I am seeking zoning relief:

I, Brandon Levano, seek zoning relief for property 246 E Union Blvd in Bethlehem, PA.

In accordance to article 1319.01(a)(5), that states two off street parking spaces are required and one additional space is required if more than one room is rented, on and off street parking would not be an issue for this property. This property has a large garage that fits one car comfortably and possibly two smaller cars, in addition to a long driveway located on the property that can fit two cars as well. The off street parking would be applicable in front of the property before entering the driveway. That being said, this property seeks permission for 1 off street parking directly in front of the driveway for short term lodging. This will not disturb, nor will inconvenience the neighbors due to this driveway belonging to this property. Please see the block plan for off street parking options.

This application also seeks a special exception in article 1304.01(b)(2). Occupants of this short term lodging shall not exceed more than 30 days, according to ordinance 1304.01(b)(2). In ordinance 1322.03(g) This short term lodging facility is an owner occupied single family home with a total 2,040 sqft in size. This home is a three story property that includes three bedrooms and three bathrooms. The room that will be used for short term lodging is the master bedroom which includes a full bathroom. This property will also include a full kitchen, laundry room, living room, dining room, and fully renovated basement. This property was constructed in 2005, and all exterior/interior materials are up to date and has recently passed a home inspection on March 31, 2021. This home meets all health, fire, and safety requirements, which include eight smoke alarms (one in each bedroom and in every hallway/open space), three carbon monoxide alarms, one first aid kit, and three fire extinguishers dispersed in each story. There will not be any parties, loud noises, odor, or other effects that interfere with the neighborhood.

As the property owner I will comply with all aspects of Ordinance 1742 Short Term Lodging Facility which include annual inspections and licensing.



Item	Area
Main Building	896
A1 - 31:WDDCK WOOD DECKS	108

