



SITE ADDRESS: 1002Evans Street

Office Use Only: *////////////////////////////////////*

DATE SUBMITTED: 04.28.2021 HEARING DATE: \_\_\_\_\_

PLACARD: \_\_\_\_\_ FEE: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_ LOT SIZE: \_\_\_\_\_

**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	RUGGONZ LLC
Address	60 Melchor Street, Easton, PA 18042
Phone:	
Email:	

<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	Same as Applicant
Address	
Phone:	
Email:	
<b>ATTORNEY</b> (if applicable):	
Name	Jim Holzinger
Address	1216 Linden Street, Bethlehem, PA 18018
Phone:	[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 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
1306(a)(4)	Lot Area per dwelling 2,500 SF	997	Dimensional

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):

---

---

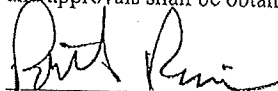
**NARRATIVE**

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

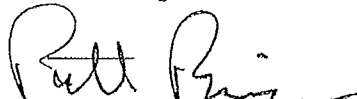
**CERTIFICATION**

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

04/28/2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property owner's Signature

04/28/2021  
\_\_\_\_\_  
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.

Applicant intends to develop a 5321 s.f. building (2 floors for a total floor area of 10,640 s.f. into 13 multi-family dwellings, a permitted use. The previous use of the property was as a warehouse and is no longer viable. The Applicant requests a Variance for lot area per dwelling unit of 2500 s.f. per unit required, down to 997 s.f. per unit proposed. Applicant believes that the requested relief will facilitate a much needed redevelopment of the property and would be beneficial to the neighborhood. There are 13 parking spaces existing on the property and 10 parking spaces available less than 200 feet from the property, this satisfying the requirement of 23 spaces.

1002 Evans Street Proposed 13 Residential units

RT Multi Family Dwelling (3 1/2 Stories or less)

Current use: warehouse / industrial

Proposed use: multifamily conversion / allowed by right

	Minimum Lot Requirements		Minimum Yard Requirements			Maximum Height		Max Bldg. Cov.	Max Imp. Cov.
	Tract Size	Lot Area Per Dwelling Unit	Width	Front Feet	Rear Feet	Each Side Feet	Max Stories		
Required	9000	2,500	90	0	20	15	3.5	35	0
Existing	12,706		112'-6"	0	40	0 / 30	2	25	0
Proposed	12,706	977	112'-6"	0	40	0 / 30	2	25	0%

Existing Use	Industrial warehouse
Parking required for existing use	11
Parking Provided	13
	1000 per employe

Proposed	13 Residential Units	11 - 1 - bedroom / 2 - 2 bedroom
Parking required	23 (1.75 x unit )	
Parking provided	23	13 spaces provided on site and 10 parking spaces at 934-940 Evans Street

Total Building SF	
Existing	5321 SF x 2
Proposed	5321 SF x 2