



SITE ADDRESS: 810 Monocacy

Office Use Only:

DATE SUBMITTED: Co. 15. 2020

HEARING DATE: 8. 12. 2020

PLACARD: 7. 31. 2020

FEE: 500.00

ZONING CLASSIFICATION: CL

LOT SIZE: .3548 ACRES OR

15,456 SF

**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 4<sup>th</sup> Wednesday of the month. The hearing will be held 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	Monocacy General Contracting, LLC
Address	3128 Beaufort Street
	Bethlehem, PA 18017
Phone:	[REDACTED]
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	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	James J. Holzinger, Esquire
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 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
_____	_____	_____	_____
_____	Please see attached narrative		_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

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

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If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

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**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.

Monocacy General Contracting, LLC

By:   
Applicant's Signature Authorized Member

6-15-2020  
Date

Monocacy General Contracting, LLC

By:   
Property owner's Signature Authorized Member

6-15-2020  
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 proposes a total rehab of the building known as the Miller Company situate at 810 Monocacy Street. Applicant intends to utilize same for multi-family dwelling units in the building (and addition). Applicant requests the following Variiances in order to facilitate the proposal:

A. Relief from Article 1306.01(a)4 which (1) limits the number of multi-family dwelling units for a greater than 2½ story building in the RT Zoning District to one unit per 1200 s.f. of lot area, in this case, 13 units allowed based upon a lot area of 15,456 s.f. - approval for 33 units is being requested.

Also, with respect to the same Article, Applicant requests relief from the 60' height limitation to allow the proposed addition to have a height of 61'6".

B. Relief from Code Section 1319.01(a)(1)(ii) which requires 1.75 off street parking space per unit, i.e., 56 required-approval for only 9 off street parking spaces is requested.

Applicant believes that the Variiances listed above are necessary for the meaningful rehab of the structure which has a unique history and design. Applicant further believes that the proposed intensity of an allowed use will be compatible with the neighborhood due to the uses in the area, the building's close proximity to the downtown area and its access to public transportation.