



STREET ADDRESS: 2204 Huntington Street

Office Use Only:

DATE SUBMITTED: 03.11.2021

HEARING DATE: 04.28.2021

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

FEE: \$500.00

ZONING CLASSIFICATION: RS

LOT SIZE: 119' x 140' or 16,660 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	<u>CB Banquet Services LLC</u>
Address	<u>919 EVERGREEN PLACE</u> <u>BETHLEHEM PA 18017</u>
Phone:	[REDACTED]
Email:	[REDACTED]
<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. Halzinger

Address 1216 Linden St - PO Box 1409  
Bethlehem Pa 18017

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
1306.01 (a) 2			
- Lot Area	8000 S.F.	7584 S.F.	416 S.F.
- Per Dwelling Unit	75'	64'	11'
- Lot Width	25%	35%	10%
- Building Coverage			

} ALL FOR Proposed Lot SA

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.

CB Banyard Services  
Applicant's Signature

3.18.21  
Date

Christy Be  
CB Banyard Services  
Property owner's Signature

3.18.21  
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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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):

\_\_\_\_\_

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Applicant's Signature

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Date

CB Banquet Services  
Property owner's Signature

3.18.21  
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 to subdivide the Property located at 2204 Huntington Street into two lots. Proposed Lot 5 on which there is an existing home will meet all the dimensional requirements of the RS Zoning District. Proposed Lot 5A on which a single family home would be constructed lacks the required lot width, and lot area per dwelling unit, and will exceed the building coverage. However, Applicant believes that the proposed subdivision does not negatively impact the neighborhood since other properties in the neighborhood are similarly sized and exceed the 25% allowed lot coverage.



Aerial Photo

**Legend**

--- Proposed Building Footprint  
 --- Proposed Driveway  
 --- Proposed Parking Area  
 --- Proposed Walkway  
 --- Proposed Fencing  
 --- Proposed Landscaping  
 --- Proposed Retaining Wall  
 --- Proposed Stormwater Management  
 --- Proposed Utility Lines  
 --- Proposed Access Road  
 --- Proposed Erosion Control  
 --- Proposed Security Features  
 --- Proposed Site Amenities

**Notes**

1. All dimensions are in feet and inches.

2. All bearings are in degrees, minutes, and seconds.

3. All distances are in feet.

4. All areas are in square feet.

5. All volumes are in cubic feet.

6. All weights are in pounds.

7. All forces are in pounds.

8. All moments are in foot-pounds.

9. All stresses are in pounds per square inch.

10. All strains are in inches per inch.

11. All displacements are in inches.

12. All rotations are in degrees.

13. All frequencies are in Hertz.

14. All periods are in seconds.

15. All amplitudes are in inches.

16. All phases are in degrees.

17. All directions are in degrees from North.

18. All bearings are in degrees from North.

19. All distances are in feet.

20. All areas are in square feet.

21. All volumes are in cubic feet.

22. All weights are in pounds.

23. All forces are in pounds.

24. All moments are in foot-pounds.

25. All stresses are in pounds per square inch.

26. All strains are in inches per inch.

27. All displacements are in inches.

28. All rotations are in degrees.

29. All frequencies are in Hertz.

30. All periods are in seconds.

31. All amplitudes are in inches.

32. All phases are in degrees.

33. All directions are in degrees from North.

34. All bearings are in degrees from North.

35. All distances are in feet.

36. All areas are in square feet.

37. All volumes are in cubic feet.

38. All weights are in pounds.

39. All forces are in pounds.

40. All moments are in foot-pounds.

41. All stresses are in pounds per square inch.

42. All strains are in inches per inch.

43. All displacements are in inches.

44. All rotations are in degrees.

45. All frequencies are in Hertz.

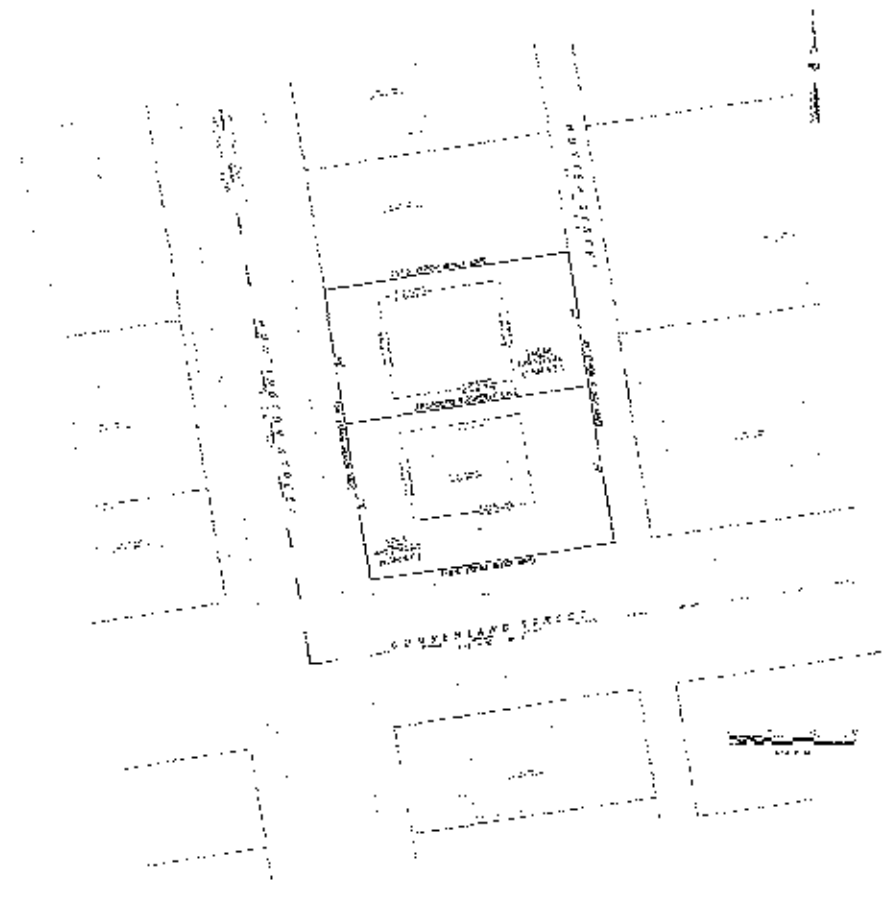
46. All periods are in seconds.

47. All amplitudes are in inches.

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49. All directions are in degrees from North.

50. All bearings are in degrees from North.



**Legend**

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**KEYSTONE CONSULTING ENGINEERS, INC.**  
 425 W. BROADWAY, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.1111 FAX: 303.733.1112  
 WWW.KEYSTONE-CE.COM

**PROJECT INFORMATION**

PROJECT NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
 DATE \_\_\_\_\_

**CLIENT INFORMATION**

CLIENT NAME \_\_\_\_\_  
 CLIENT ADDRESS \_\_\_\_\_  
 CLIENT PHONE \_\_\_\_\_

**DESIGNER INFORMATION**

DESIGNER NAME \_\_\_\_\_  
 DESIGNER TITLE \_\_\_\_\_  
 DESIGNER LICENSE NO. \_\_\_\_\_

**APPROVER INFORMATION**

APPROVER NAME \_\_\_\_\_  
 APPROVER TITLE \_\_\_\_\_  
 APPROVER LICENSE NO. \_\_\_\_\_