



SITE ADDRESS: 703 YEATES ST &
709 Yeates St.

Office Use Only:

DATE SUBMITTED: 12.13.2021

HEARING DATE: 01.12.2022

PLACARD: 12.28.2021

FEE: \$ 500⁰⁰

ZONING CLASSIFICATION: LI

LOT SIZE: 703: 30' x 120' OR 3,600 SF
709: 40' x 120' OR 4,800 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>Joel Moyer</u>
Address	<u>226 Prospect Ave</u> <u>Bethlehem PA 18018</u>
Phone:	_____
Email:	_____

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	<i>Same</i>
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	<i>N/A</i>
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
<i>1323.04(a)</i>	<i>425 SF</i>	<i>2030 SF</i>	<i>1605 SF</i>
<i>1323.04(c)</i>	<i>15'</i>	<i>2.03' + 10.26'</i>	<i>12.97' + 4.74'</i>
_____	_____	_____	_____

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
1319.01(a)(1)(i) VARIANCE FOR TWO OFF-STREET PARKING SPACES. 1323.12(b) VARIANCE TO MAINTAIN TWO LOTS.

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.

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.

[Signature]
Applicant's Signature

12/10/21
Date

[Signature]
Property owner's Signature

12/10/21
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.



MOYER PROPERTIES, INC.
535 WOOD ST. #4 BETHLEHEM, PA 18016

December 28, 2021

Dear Board Members,

I would like to take a moment to introduce myself. My name is Joel Moyer and I am born and raised in Bethlehem. On behalf of my locally owned company, Moyer Properties Inc., we would like the opportunity to breath new life into the property located at 709 Yeates Street. Moyer Properties Inc. purchases real estate primarily in Bethlehem where my team and I completely transform distressed homes and bring them back to life for resale . We always leave the neighborhood far better off than we found it. In the case of 709 Yeates Street, I purchased this property because I am desperately in need of a larger storage area for various tools and construction materials etc. to continue to run my company. This property is currently a double bay garage. My goal is to add onto the existing structure so that it can accommodate my needs. I also own the adjoining residential property at 703 Yeates Street which is a separate parcel that I intend to do a complete renovation for resale. Both of these properties have sat vacant for quite some time now and I'm looking forward to adding value to the neighborhood. Thank you for your time and careful consideration as I am confident and trusting you share the same interest.

Sincerely,
Joel Moyer