

ORIGINAL



SITE ADDRESS: 1029 E. Third Street

Office Use Only:

DATE SUBMITTED: 09.22.2021

HEARING DATE: 01.26.2022 w/ EXT.

PLACARD: 01.13.2022

FEE: \$500<sup>00</sup>

ZONING CLASSIFICATION: RT

LOT SIZE: IRREGULAR 3,428 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 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 I**

<b>APPLICANT:</b>
Name RIPEX'LLC
Address 930 E. Market Street
Bethlehem, PA 18017
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	Same as Applicant.
Address	The applicant is under contract on the property making the applicant the equitable owner
Phone:	
Email:	
<b>ATTORNEY</b> (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 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 Min lot area	6000 s.f.	3428 s.f. (existing)	2572 s.f.
Lot Area/Dwelling	3000 s.f.	1714 s.f.	1286 s.f.
Rear Yard Setback	20'	19'-6" tapering to 7'	6" to 13'
Dev Min Lot Width	60'	45'-6" existing	14'-6"
Ind Lot Width	30'	22'-9"	7'-3"
Min Side Yd	4'	2 0' - >4'	Up to 4'

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.

Variance from Section 1319 Off-Street Parking

4 spaces required-none proposed

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.

RIPEX LLC

By:

Applicant's Signature Authorized Member

Date

RIPEX LLC

By:

Property owner's Signature Authorized Member

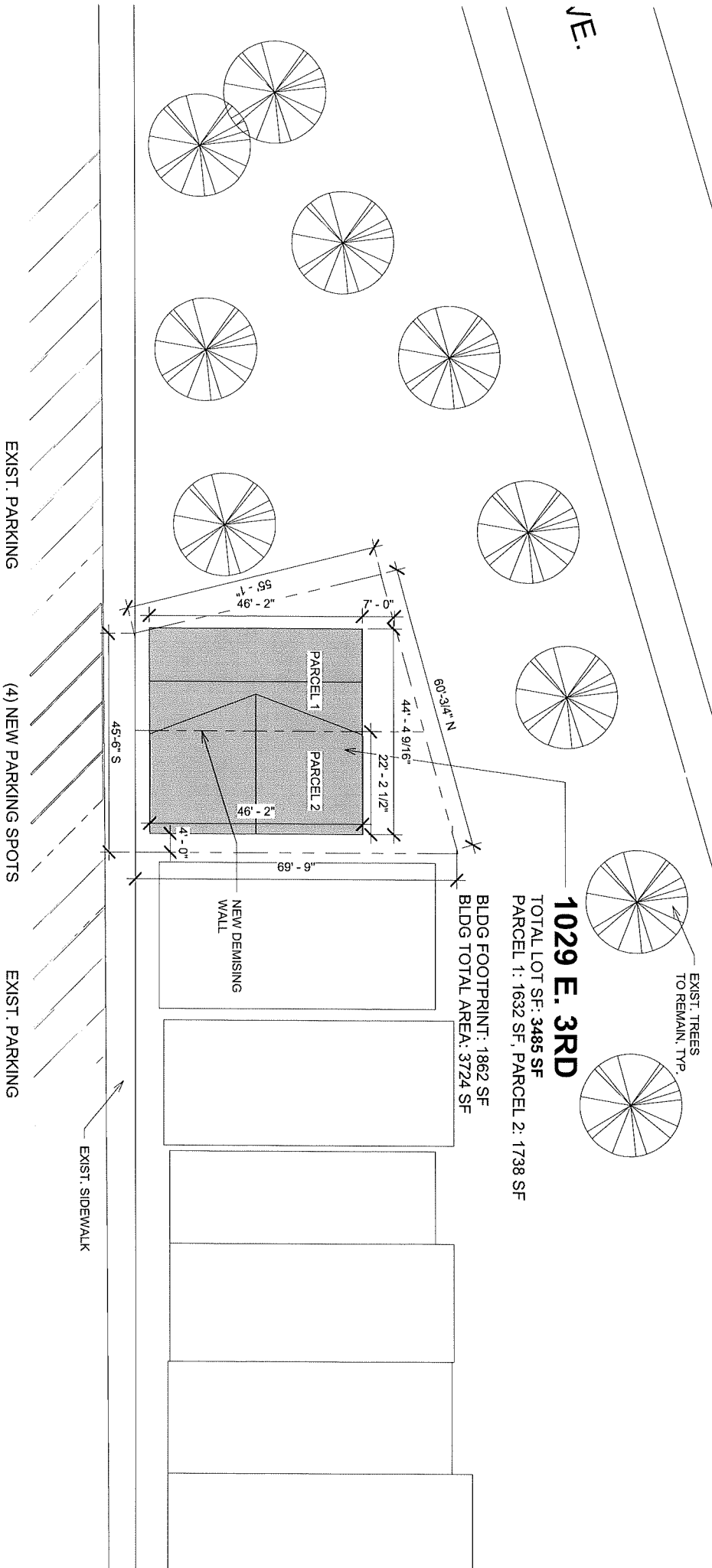
Date

Received by

Date

**NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.**

JE.



# 1029 E. 3RD

TOTAL LOT SF: 3485 SF  
PARCEL 1: 1632 SF, PARCEL 2: 1738 SF

BLDG FOOTPRINT: 1862 SF  
BLDG TOTAL AREA: 3724 SF

EXIST. TREES  
TO REMAIN, TYP.

NEW DEMISING  
WALL

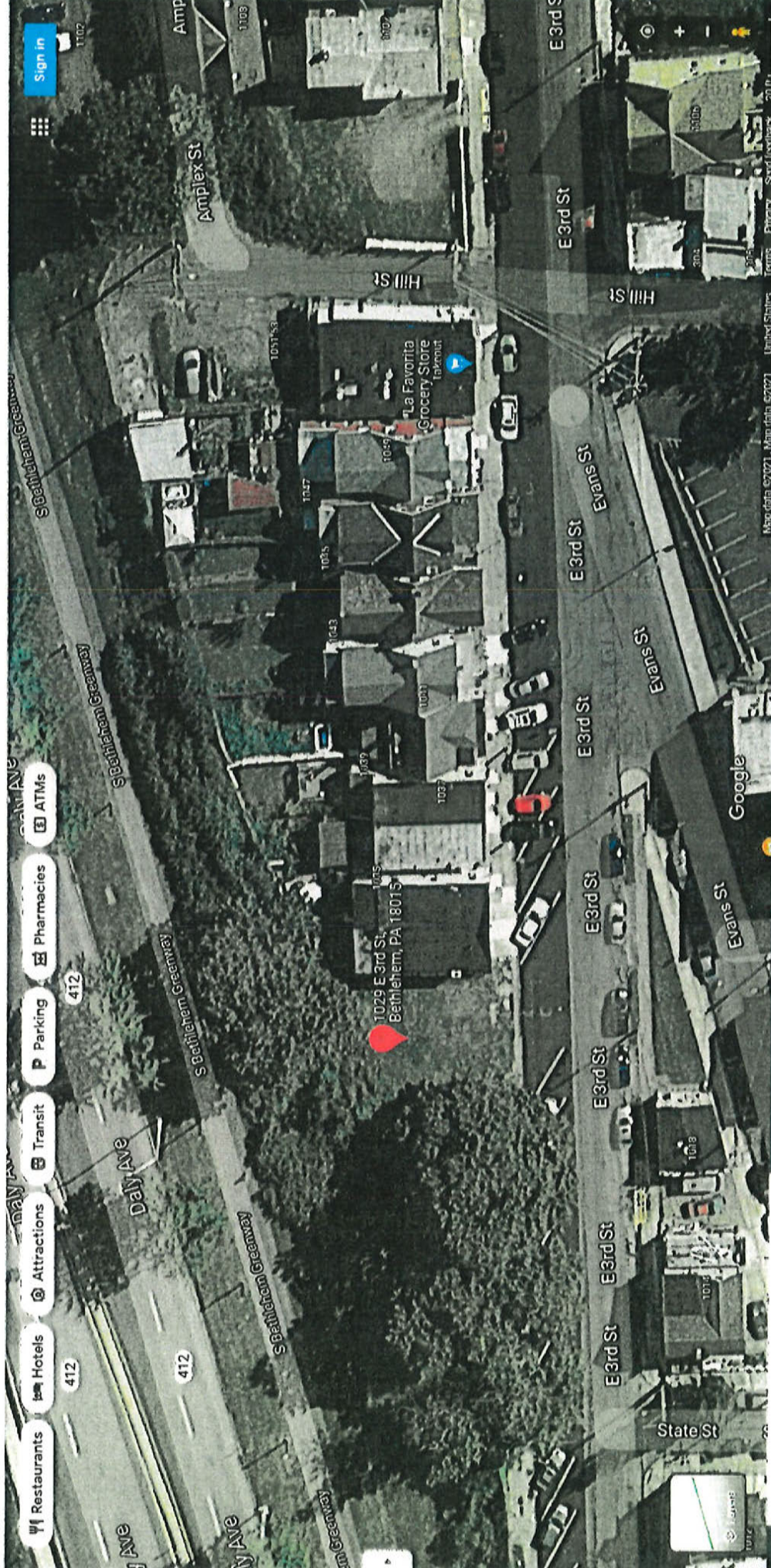
EXIST. PARKING

(4) NEW PARKING SPOTS

EXIST. PARKING

EXIST. SIDEWALK

Applicant proposes to build two single family semi-detached dwellings (twins) along the north side of E. Third Street backing up to the S. Bethlehem Greenway. Applicant believes the proposed development will fit in with the existing homes to the east of the property.





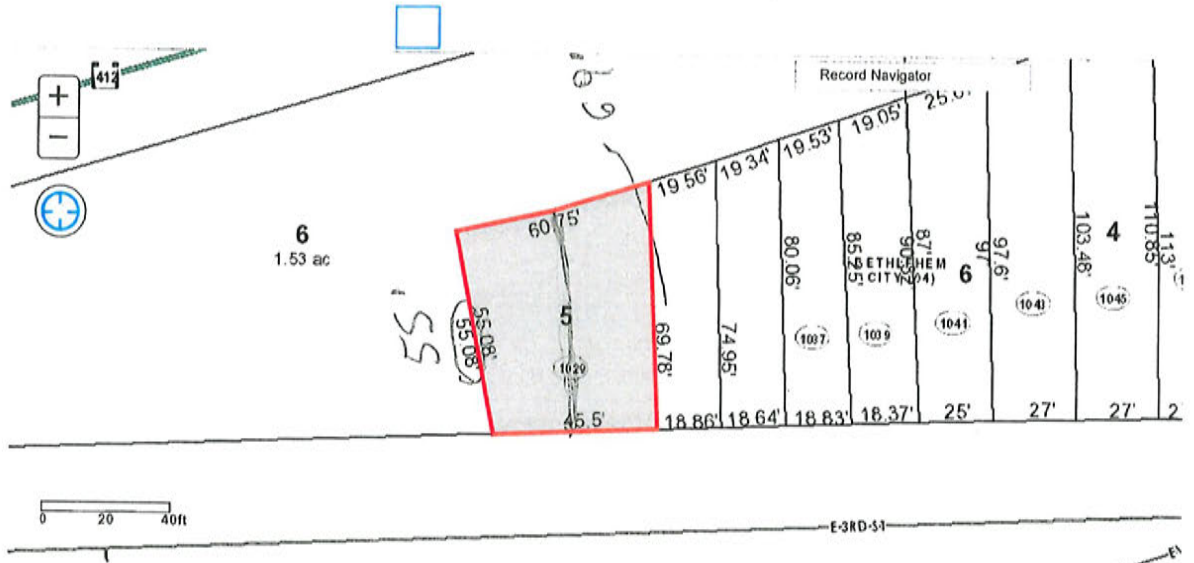
1029 E 3rd St  
Bethlehem, Pennsylvania  
Google  
Street View - Aug 2017

1029 E 3rd St - Bethlehem  
E 3rd St  
Mechanic St  
Fourth St  
Hayes St

Home Property Records County Website

- Parcel
- Owner
- Multi-Owner
- Residential
- Commercial
- Out Buildings
- Land
- Values
- Homestead
- Sales
- Tax Information
- Photos
- Sketch
- Map

PARID: P6NE3D 1 5 0204  
GONZALES CATHERINE,



44'-6" x 21'-4"

02 32' x 21'-4"

(19)

836 = ~~area~~ 1,672

(12x12)  
7x12

02 608 = 1,216