



SITE ADDRESS: 2117 Covington

Office Use Only:

DATE SUBMITTED: 11.22.2021

HEARING DATE: 01.26.2022 w/ EXT.

PLACARD: 01.13.2022

FEE: \$500⁰⁰

ZONING CLASSIFICATION: RC

LOT SIZE: IRREGULAR 3,842 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>Rimu Ventures, LLC</u>
Address <u>4935 Chelsea Drive</u>
<u>Bethlehem, PA 18020</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
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. Attached
2. Attach architectural plans and elevations depicting proposed alterations or new construction. N/A
3. Attach photographs. N/A
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement. N/A
5. If the real estate is presently leased, attached a copy of the present lease. N/A
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
N/A			

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.

Code Section 1304.02(f). Please see attached Plan.

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.

Please see attached narrative

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.

RIMU VENTURES, LLC

By: [Signature]

Applicant's Signature Authorized Member
Attorney for the Applicant/owner

11-22-2021
Date

RIMU VENTURES, 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.

Applicant requests a Variance from Code Sections 1304.01(b)(6) and 1304.22(f), per Code Section 1325.06, to add eight (8) parking spaces to the 2117 Covington property along Pyatt Street (as per the attached Plan). This parking is proposed for a use on a neighboring property (the dental office at 2431 Easton Avenue) and is a use not allowed in the RG Zoning District. There is a Single Family Dwelling existing on the Covington property that currently has two (2) separate off-street parking spaces dedicated to the Single Family Dwelling. No lighting is planned for the proposed parking.

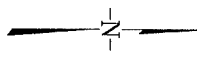
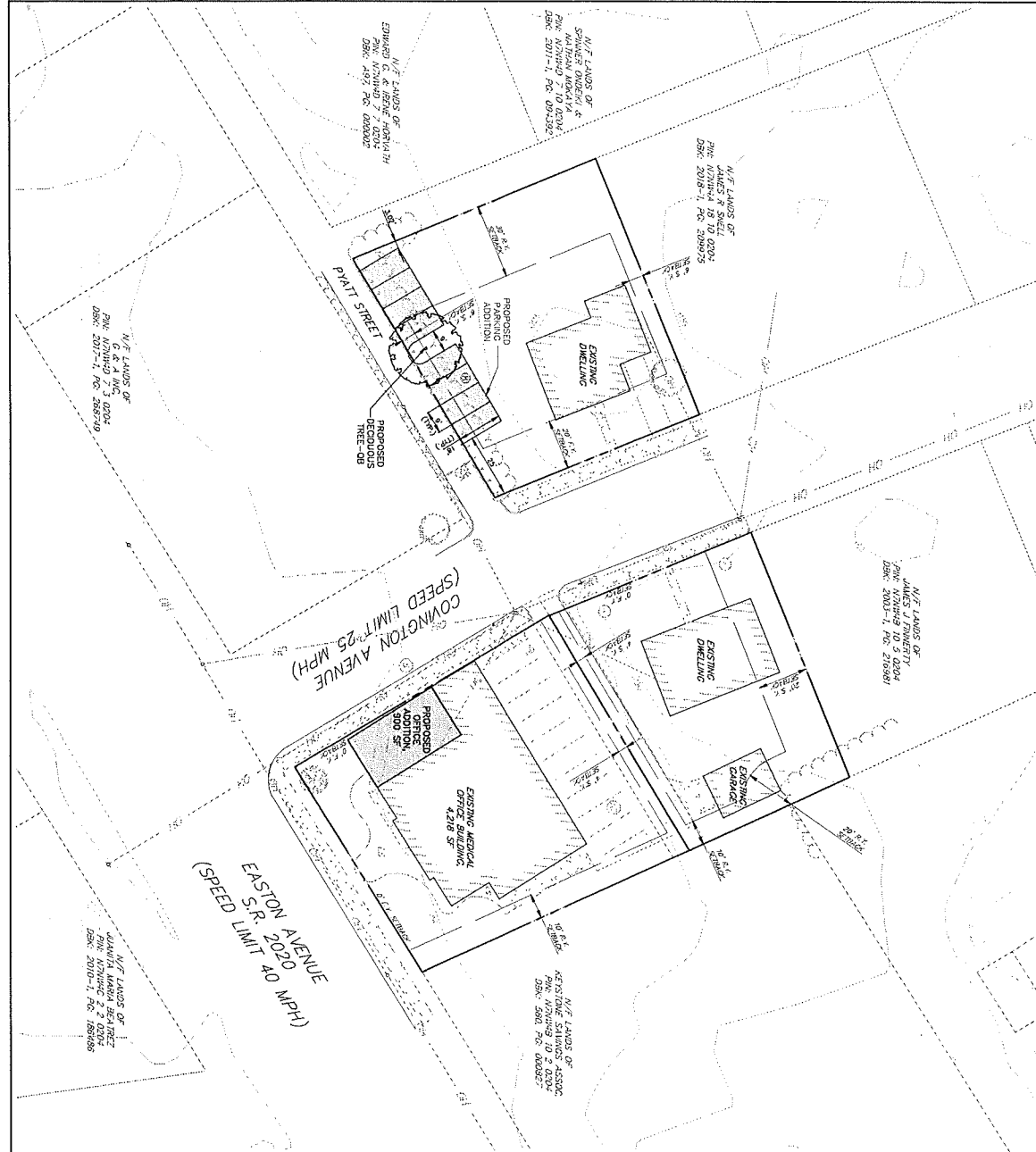
The Applicant, Rimu Ventures, LLC, owner of 2117 Covington, is comprised of two members, namely, Dr. Riyaz Gangji and his spouse, Mubina R. Gangji. Dr. Riyaz Gangji maintains a dental practice at 2431 Easton Avenue (zoned CL, owned by Mubina Gangji and Khairunisa Gangji, and leased to the dental practice). The dental practice is expanding and requires additional parking. Applicant intends to utilize the parking proposed for 2117 Covington Avenue for dental office staff parking. The dental practice building and lot, as existing, would not allow for additional parking.

Both Rimu Ventures, LLC, as owner of 2117 Covington Avenue, and Mubina R. Gangji and Khairunisa Gangji, as owners of 2431 Easton Avenue, agree to execute a covenant to run with the land relating to both tracts, that the 2117 Covington proposed parking shall only exist to support the dental practice at 2431 Easton Avenue and, if such dental practice use shall cease, the right of 2431 Easton Avenue to use the Covington parking shall only be allowed by further action of the Zoning Hearing Board.

PLANT SCHEDULE

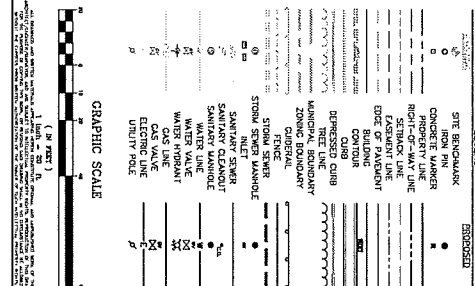
NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT
1	(Symbol)	DISCONTINUED TREES	1	EA
2	(Symbol)	SAUCERS	1	EA

NOTE: SHOULD ANY DISCREPANCIES ARISE BETWEEN THE PLANNING PLAN AND THE PLANNING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.



PLANNING REGULATIONS
 MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM LOT WIDTH: 100 FT.
 MINIMUM SETBACK: 10 FT.
 MINIMUM FRONT YARD SETBACK: 15 FT.
 MINIMUM SIDE YARD SETBACK: 5 FT.
 MINIMUM REAR YARD SETBACK: 5 FT.

- GENERAL NOTES:**
1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.
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GRAPHIC SCALE

1" = 20' (FOR PLAN)

GENUINE FAMILY DENTISTRY EXPANSION
 CITY OF BETHLEHEM
 NORTHAMPTON, PENNSYLVANIA

PRELIMINARY/FINAL SKETCH PLAN

OTI CONSULTING INC.
 ENGINEERING SERVICES
 1000 W. MARKET STREET, SUITE 200
 PHILADELPHIA, PA 19102
 P: 215-595-4600 F: 215-595-4605
 WWW.OTI-PA.COM

Exhibit A

GRANTING EXTENSION OF TIME FOR PROJECT REVIEW

To: Planning and Zoning Bureau
City of Bethlehem
10 E. Church Street
Bethlehem PA 18018

FROM: Rimu Ventures LLC (applicant)
_____ (address)

Due to the current COVID19 emergency, the undersigned applicant/attorney or applicant/engineer for applicant (or agent for applicant hereby agrees to an extension of time for decision by the City of Bethlehem concerning the approval of the submitted application/plan entitled:

Project Name Rimu

Project Address 2117 Conroy St

This extension shall be expire ^{1/31/22} ~~ninety~~ (90) days after the termination of the Proclamation of Disaster Emergency dated March 6, 2020 by the Governor of the Commonwealth of Pennsylvania, as further modified by his Order dated March 19, 2020 directing the Closure Of All Businesses That Are Not Life Sustaining, and any further extension thereof.

I reserve the right to reduce the length of this extension upon 30 days written notice to the Director of Planning and Zoning of the City of Bethlehem.

The undersigned (applicant/owner/attorney/agent/engineer) verifies that this extension agreement is executed with the authorization of the applicant.

James J. Holzman
Print Name Attorney for the Applicant

[Signature]
Signature

11-22-2021
Date