



SITE ADDRESS: 326 and 328 Pierce St., 507 Evans Street

Office Use Only:

DATE SUBMITTED: 12.15.2021

HEARING DATE: 01.26.2022

PLACARD: 01.13.2022

FEE: \$500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: AFTER ADJUSTMENT
50' x 130.6' OR 6,530 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	Patrick Cantelmi
Address	521-529 E 4TH ST
	Bethlehem, PA 18015
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	Richard Cantelmi
Address	521-529 E 4TH ST
	Bethlehem, PA 18015
Phone:	[REDACTED]
Email:	[REDACTED]
ATTORNEY (if applicable):	
Name	Michael D. Recchiuti, Esquire
Address	Kolb, Vasiliadis, Florenz & Recchiuti, LLC.
	60 West Broad Street, Suite 303, 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 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
<u>1306.01(a)</u>	<u>Side Yard Setback 6 ft</u>	<u>1.67 ft. to 3.46 ft</u>	<u>4.33 ft to 2.54 ft</u>
<u>1306.01(a)</u>	<u>Rear Yard Setback 20 ft</u>	<u>10.81 ft.</u>	<u>9.19 ft, or interpretation that there is no rear yard because its a corner property and its a side yard, which does not require a variance</u>
<u>1306.01(a)</u>	<u>Max. Building Coverage 80%, 5,216.8 SF</u>	<u>84.65%, or 5,520 SF</u>	<u>4.65% or 303.2 SF</u>
<u>1306.01(a)</u>	<u>Max. Building Height 35 ft</u>	<u>40 ft</u>	<u>5 ft.</u>

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.

Applicant seeks use variance to permit the use of a newly constructed building for
re-packaging/distribution of products for e-commerce sales through Amazon.

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.

Patricia Gentry
Applicant's Signature

12/15/21
Date

Richard J. Gentry
Property owner's Signature

12/15/21
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.

Cantelmi E-Commerce Parking Chart				
Total Available Spaces		66		57
		Current Usage		Proposed Usage
Cantelmi Hardware		parking on hardware store side lot		parking on hardware store side lot
Yoga Loft		primarily evening classes		primarily evening classes
PI Center		30		30
Country Club Brewery		10		10
Cantelmi - Ecommerce		2		3
unassigned spaces available		24		14

Notes:

1. There is no known parking contract with Yoga Loft that requires a certain amount of spots.
2. Cantelmi Hardware has separate lot.
3. Brewery use will be primarily evenings and weekends.



