



"ORIGINAL" RVD 01.14.2022

SITE ADDRESS: 1124 Linden St Bethlehem Pa 18017

Office Use Only:

DATE SUBMITTED: 01.14.2022

HEARING DATE: 02.23.2022

PLACARD: 02.09.2022

FEE: \$ 500.00

ZONING CLASSIFICATION: RT

LOT SIZE: 44' x 105' or 4,620 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>Morganelli Properties</u>
Address	<u>1057 Main St.</u>
	<u>Allentown Pa 18055</u>
Phone:	[REDACTED]
Email:	[REDACTED]

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	SAME
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	
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
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.

N/A

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable:

1323.07

1325.07

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

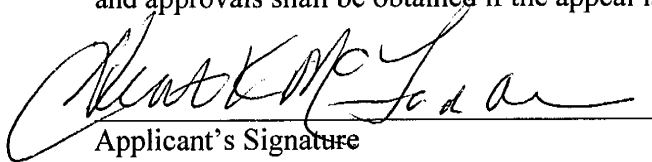
☐ **NARRATIVE**

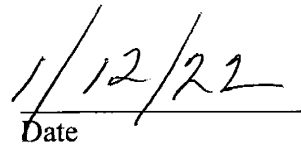
A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

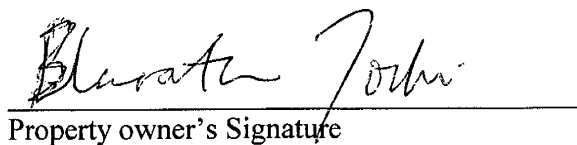
CERTIFICATION

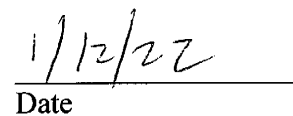
I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

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.


Applicant's Signature


Date


Property owner's Signature


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.

Date:

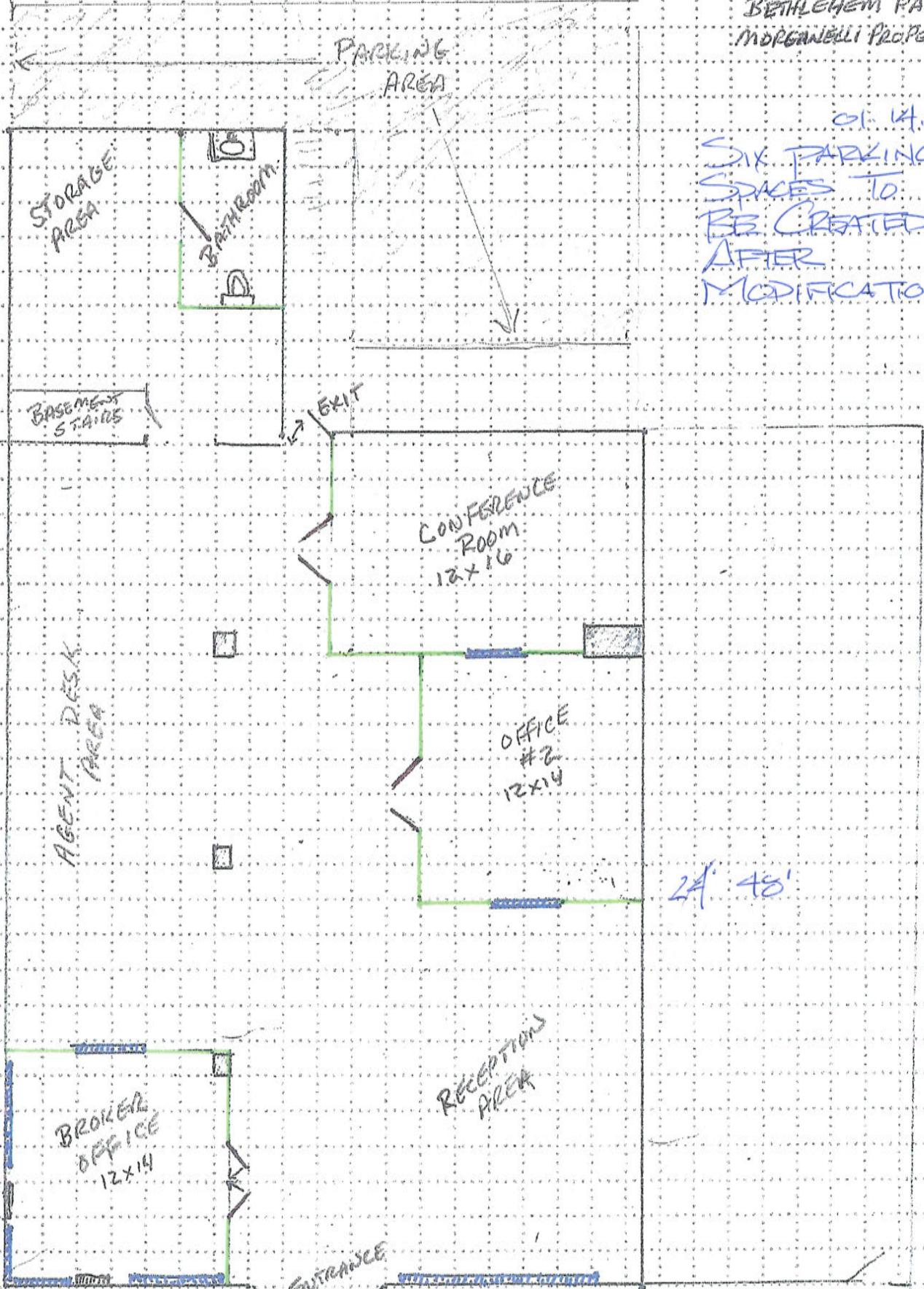
Project:

1124 LINDEN ST.
BETHLEHEM PA
MORGANELLI PROPERTIES

01.14.2022

SIX PARKING
SPACES TO
BE CREATED
AFTER
MODIFICATIONS

LOCUST ST



LINDEN ST



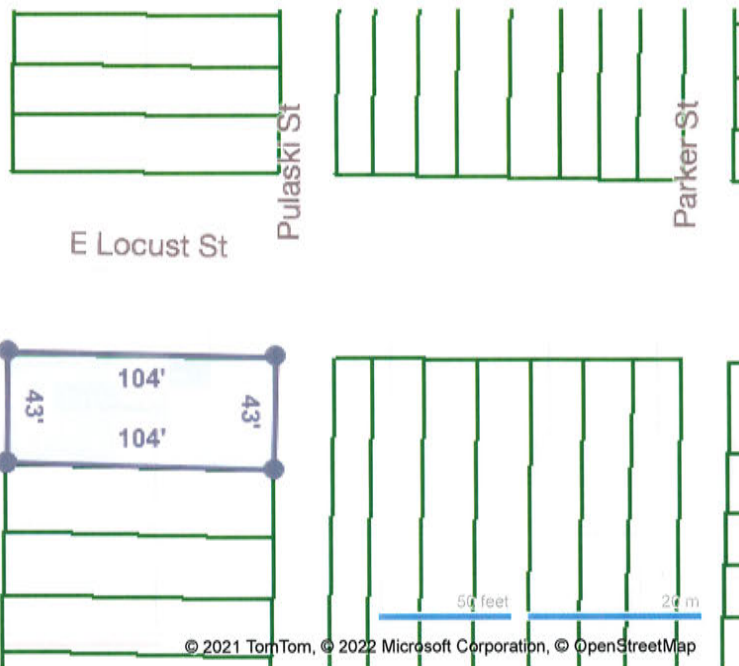
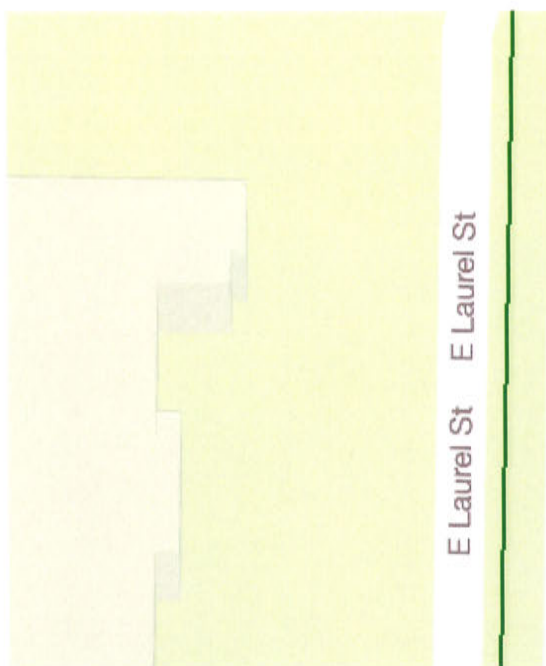
Morganelli properties is looking
to relocate from Hellertown Pa
to 1124 Linden St. Bethlehem

Any questions
feel free to call or
email me @
Lucyheldpowell@gmail.com
610-533-1231

1057 Main Street
Hellertown, PA 18055

(484) 856-8200
Info@MorganelliProperties.com
MorganelliProperties.com

Friday, January 14, 2022



LOCATION

Property Address 1124 Linden St
Bethlehem, PA 18018-2900

Subdivision

County Northampton County, PA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID N6SE4C 6 10 0204

Alternate Parcel ID 4862-16-1090-6817

Municipality Bethlehem City

District/Ward

2010 Census Tract/Blk 106/6

Assessor Roll Year 2021

PROPERTY SUMMARY

Property Type Commercial
Land Use Retail, Mixed: Retail / Apt. Or Office
Improvement Type Mixed Res/Comm
Square Feet 7504

CURRENT OWNER

Name Joshi Bharatkumar D Rohini B
Mailing Address 830 W Macada Rd
Bethlehem, PA 18017-3023

SCHOOL ZONE INFORMATION

Thomas Jefferson Elementary School 0.5 mi
Elementary: Pre K to 5 Distance
Northeast Middle School 0.4 mi
Middle: 6 to 8 Distance
Liberty High School 0.1 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 12/22/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
2/1/1996	\$220,000	Joshi Bharatkumar D &				19961/16161

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021	Bethlehem City	19.14
Appraised Land	\$59,400	Assessed Land	\$29,700	Northampton	11.8
Appraised Improvements	\$89,400	Assessed Improvements	\$44,700	Bethlehem Area School District	57.76
Total Tax Appraisal	\$148,800	Total Assessment	\$74,400		