



SITE ADDRESS: 709 Atlantic Street, Bethlehem, PA

Office Use Only:

DATE SUBMITTED: 01.24.2022

HEARING DATE: 02.23.2022

PLACARD: 02.09.2022

FEE: \$500.00

ZONING CLASSIFICATION: RT

LOT SIZE: 40 x 140 or 5,600 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:	<u>Haojun Dana Sun</u>
Name	<u>Haojun Dana Sun</u>
Address	<u>21 Gatehouse Rd, Bedminster, NJ 07921</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	Haojun Sun
Address	21 Gatehouse Rd, Bedminster, NJ 07921
Phone:	[REDACTED]
Email:	[REDACTED]
ATTORNEY	[REDACTED]
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:

Convert former Commercial space into a second dwelling & SUBDIVIDE THE PARCEL to create two single-family, semi-detached Dwellings.

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
MIN TRACT	1306.01(A)(4)	6,000	5600 EXG	400 Tract
LOT/DO	v	3,000	2800 PROPOSED	200 Lot 1 DU
LOT WIDTH	v	60' OR 30'/DO	20' PROPOSED	80 LOT Width

2 (20' x 20')

* EACH LOT WOULD BE 20' x 140' OR 2800 SF

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.

CONVERT FORMER COMMERCIAL SPACE INTO A DWELLING
THEREBY CREATING TWO SINGLE FAMILY SEMI
DETACHED DWELLINGS

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.



Applicant's Signature

11/23/2022
Date



Property owner's Signature

11/23/2022
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.

Narrative

The building on 709 Atlantic Street has two parts: a semi-detached, two-story single-family home and a semi-detached, one-story retail store.

The building is located in a quiet residential neighborhood. This deteriorating retail store is no longer able to serve its purpose and doesn't fit into the theme of the surrounding properties.

To comply with the current zoning requirements, I propose to convert the one-story retail store into a two-bedroom residential dwelling. Furthermore, the neighboring buildings are all semi-detached single family /twin houses, and each parcel has a width of less or equal to 20 ft (see **Figure 1**). To maintain the integrity of the neighborhood characteristics, I also propose to subdivide the new residential dwelling into two separate parcels.

Figure 1 Parcel Map from County Record



Appendix

Figure 2 Proposed outside changes



Change it to a smaller egress window

Eliminate the door and use the matching bricks on the outside

Figure 3. Neighborhood Picture 1 (706-708 Atlantic St)



Figure 4 Neighborhood Picture 2 (713 Atlantic St)

