



1036 Blake Street (formerly 778-775 Worthington Avenue)

SITE ADDRESS: \_\_\_\_\_

Office Use Only:

DATE SUBMITTED: 03.02.2022

HEARING DATE: 04.27.2022

PLACARD: 04.14.2022

FEE: \$ 500.00

ZONING CLASSIFICATION: RG

LOT SIZE: 115' x 211' or 24,265 SF

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,  
10 E. CHURCH STREET, BETHLEHEM, PA 18018**

1. Return one (1) original and seven (7) 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 the 4<sup>th</sup> Wednesday of the month. The hearing will be held 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 1**

<b>APPLICANT:</b>	
Name	Blake Street Properties LLC
Address	910 14th Avenue
	Bethlehem, PA 18018
Phone:	██████████
Email:	██████████
<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	
Address	
Phone:	
Email:	
<b>ATTORNEY</b> (if applicable):	
Name	Seth R. Tipton
Address	60 West Broad Street, Suite 201
	Bethlehem, PA 18018
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 photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. 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
1322.03(II)(5)(1)	15 feet required	3 foot proposed	3 feet separation
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

Article 1322.03(11)(5)(i) - dimensional variance to reduce the minimum separation distance between dwellings and access drives

15 foot required, 3 foot 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.

  
Applicant's Signature Gavin McGeehan

03/01/2022  
Date

  
Property owner's Signature Gavin McGeehan

03/01/2022  
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 Statement

Blake Street Apartments

1036 Blake Street (formerly 778-775 Worthington Ave.) (the "Property")

(PIN No. N7NW4A-6-1)

Blake Street Apartments LLC (the "Applicant") is proposing a 2 and a half story, 8-unit apartment building with a 20-space parking area on the Property. The Applicant was informed by the City of Bethlehem (the "City") that a variance is required for the project. Specifically, that variance requested from the City's Zoning Ordinance is as follows:

1. Article 1322.03(II)(5)(i) which requires, except in the IR-R, CB, and CL zoning districts, all parking spaces and access drives must be at least 15 feet from any multifamily dwelling on the lot. Applicant is proposing a 3-foot separation between the dwelling and the access drives.





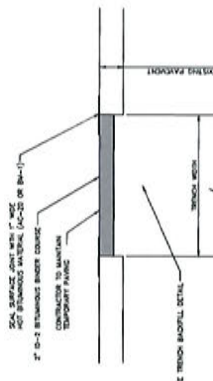




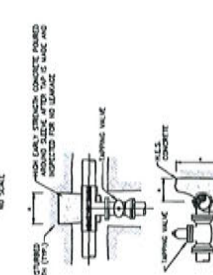






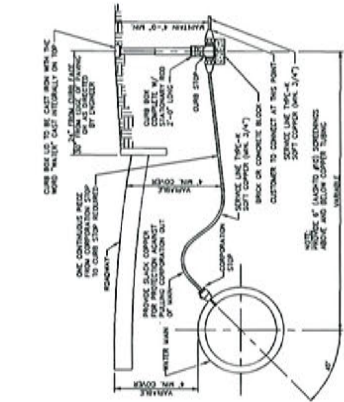


**TEMPORARY TRENCH RESTORATION**  
NO SCALE

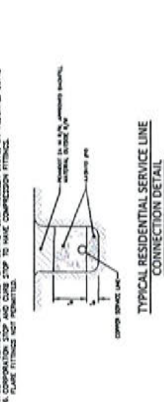


**TAPPING SLEEVE & VALVE**  
NO SCALE

\* SEE IN FIELD WITH A 3" BOREHOLE CAMERA

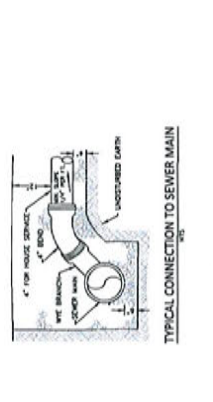


**TYPICAL RESIDENTIAL SERVICE LINE CONNECTION DETAIL**  
NO SCALE

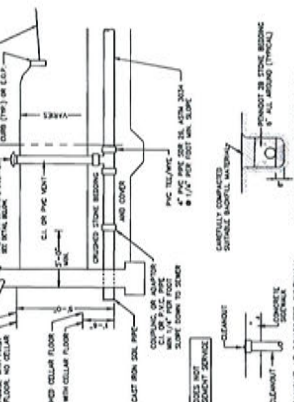


**TYPICAL CONNECTION TO SEWER MAIN**  
NO SCALE

SEE PLAN BELOW LINE A-A-B

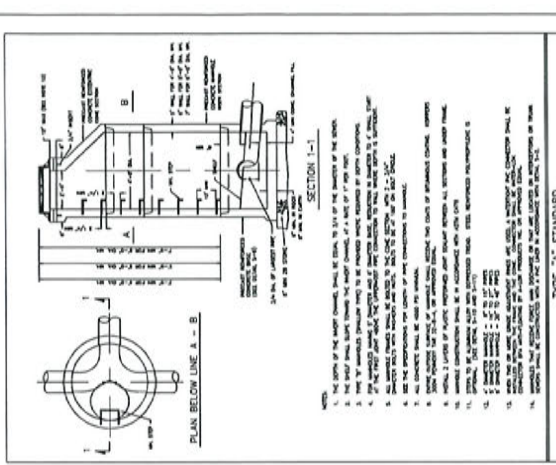


**SEWER LATERAL NEW HOUSE CONNECTION DETAIL**  
NO SCALE



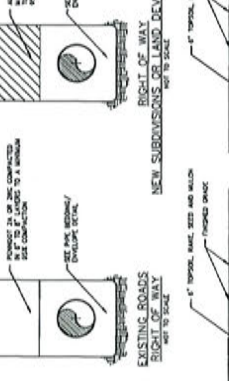
**SANITARY LATERAL SHALLOW SEWER DETAIL**  
NO SCALE

SEE PLAN BELOW LINE A-A-B



**TYPE "A" STANDARD MANHOLE**

NOTES:  
1. THE TOP OF THE MANHOLE SHALL BE 10" TO 12" TO THE SURFACE OF THE GROUND.  
2. THE MANHOLE SHALL BE CONSTRUCTED OF 12" DIA. PRECAST CONCRETE RINGS AND 4" DIA. PRECAST CONCRETE COVERS.  
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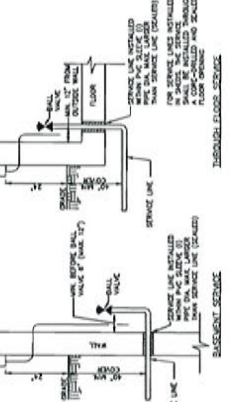


**RESIDENTIAL METER SETTING REQUIREMENTS**  
NO SCALE



**RESIDENTIAL METER SETTING REQUIREMENTS**  
NO SCALE

NOTES:  
1. ALL WATER SERVICES MUST HAVE DOUBLE STRAP SHAM VALVES.  
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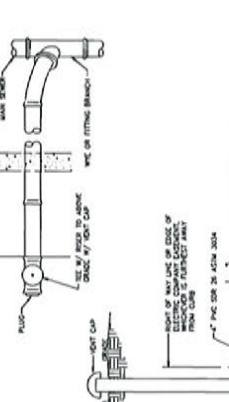


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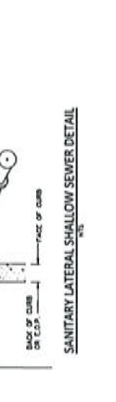


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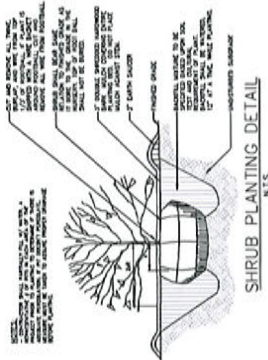
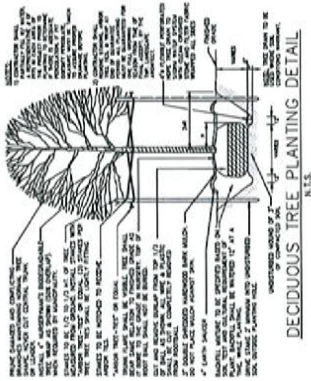


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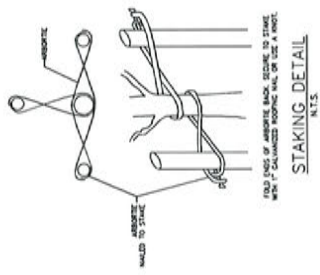
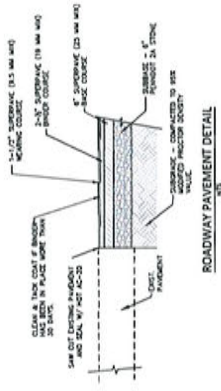
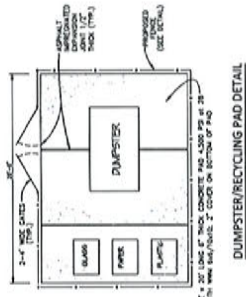
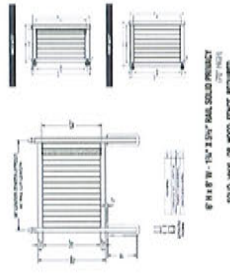
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**CIVIL & CONSULTING ENGINEERS**  
**BOLO ENGINEERING, LLC**  
BLAKE STREET APARTMENTS  
CITY OF BETHLEHEM, PA  
NOVEMBER 19, 2021  
CONSTRUCTION DETAILS 1  
AS NOTED  
Project No. 2109  
CD 1 (5 OF 6)

**ROBERT M. CHIRIMBOLO**  
PE-075093



CONCRETE PAD DETAIL



	CIVIL & CONSULTING ENGINEERS BOLO ENGINEERING, LLC BLAKE STREET AND NORMAN STREET CITY OF BETHLEHEM, PA.	NOVEMBER 19, 2021 CONSTRUCTION DETAILS 2	Sheet No. 2 CD 2 (6 OF 6)
		ROBERT M. CHIRUMBULO PE-075093	Project No. 2109





