



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: \$ 500⁰⁰

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 4th Wednesday of the month. The hearing will be held 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	Blake Street Properties LLC
Address	910 14th Avenue
	Bethlehem, PA 18018
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	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): _____

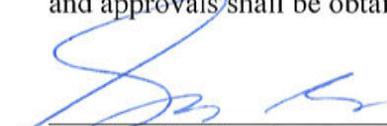
NARRATIVE

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

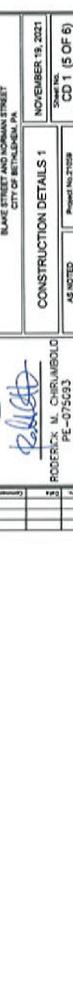
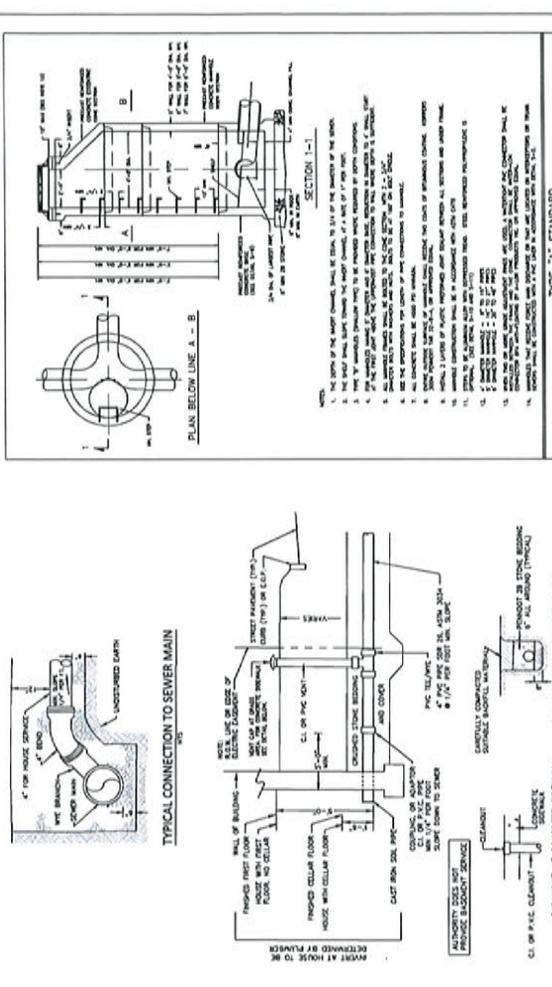
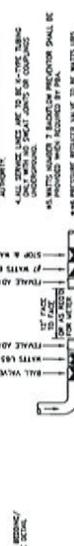
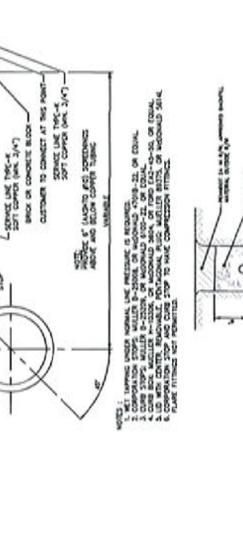
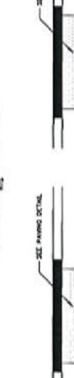
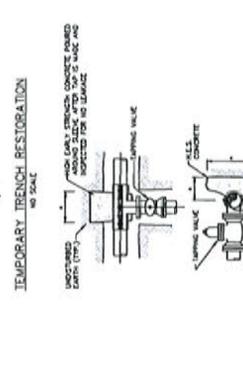
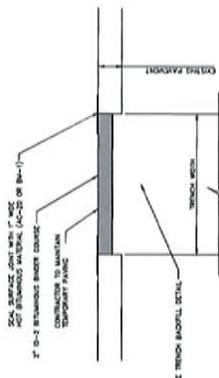
Blake Street Apartments

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

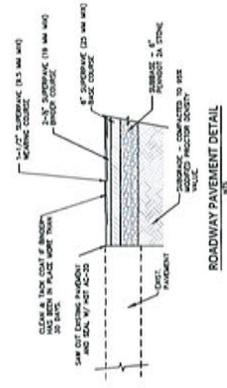
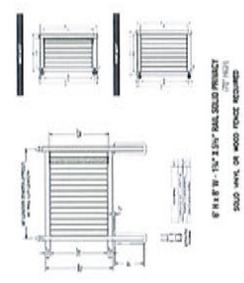
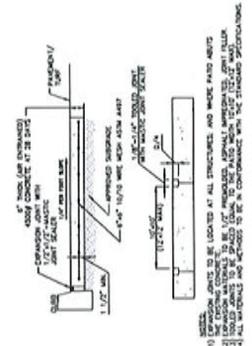
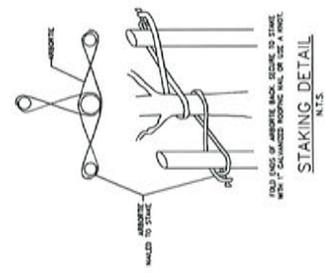
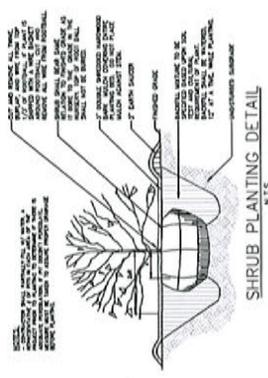
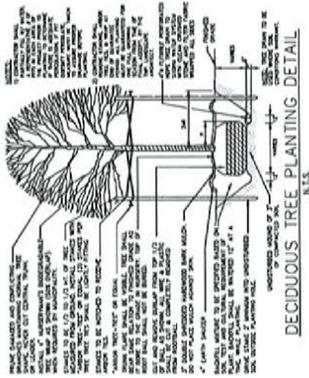
(PIN No. N7NW4A-6-1)

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.



CIVIL & CONSULTING ENGINEERS
BOLO ENGINEERING, LLC
 BLAKE STREET APARTMENTS
 CITY OF BETHLEHEM, PA
 CONSTRUCTION DETAILS 1
 AS NOTED
 Project No. 2019
 NOVEMBER 19, 2021
 ROBERT M. CHIRUMBOLLO
 PE-075093
 CD 1 (5 OF 6)



	CIVIL & CONSULTING ENGINEERS BOLO ENGINEERING, LLC BLAKE STREET APARTMENTS BLAKE STREET AND NORMAN STREET CITY OF BETHLEHEM, PA.	NOVEMBER 19, 2021 CONSTRUCTION DETAILS 2 SHEET NO.
		ROBERT M. CHIRUMBULO PE-075093 AS NOTED Project No. 21058

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.

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CHAPTER 93 STREAM CLASSIFICATION

1. THE PURPOSE OF THIS CHAPTER IS TO ESTABLISH THE CRITERIA FOR CLASSIFYING STREAMS INTO DIFFERENT CATEGORIES. THE CLASSIFICATION SHALL BE BASED ON THE FOLLOWING FACTORS: (a) STREAM CHARACTERISTICS, (b) WATERSHED CHARACTERISTICS, (c) LAND USE, (d) SOIL TYPE, (e) CLIMATE, (f) POPULATION DENSITY, (g) INDUSTRIAL ACTIVITY, (h) AGRICULTURAL ACTIVITY, (i) RECREATION ACTIVITY, (j) HISTORICAL SIGNIFICANCE, (k) OTHER FACTORS.

2. STREAMS SHALL BE CLASSIFIED INTO ONE OF THE FOLLOWING CATEGORIES: (a) Class I - Outstanding Resource Stream, (b) Class II - Exceptional Stream, (c) Class III - High Quality Stream, (d) Class IV - Medium Quality Stream, (e) Class V - Low Quality Stream, (f) Class VI - Degraded Stream, (g) Class VII - Severely Degraded Stream, (h) Class VIII - Non-Stream.

3. THE FOLLOWING CRITERIA SHALL BE USED TO CLASSIFY STREAMS: (a) Stream Channel Characteristics, (b) Stream Bank Characteristics, (c) Stream Bed Characteristics, (d) Stream Water Quality, (e) Stream Bank Stability, (f) Stream Bank Vegetation, (g) Stream Bank Erosion, (h) Stream Bank Sedimentation, (i) Stream Bank Encroachment, (j) Stream Bank Alteration, (k) Stream Bank Construction, (l) Stream Bank Rehabilitation, (m) Stream Bank Maintenance, (n) Stream Bank Monitoring, (o) Stream Bank Assessment, (p) Stream Bank Management, (q) Stream Bank Protection, (r) Stream Bank Restoration, (s) Stream Bank Enhancement, (t) Stream Bank Improvement, (u) Stream Bank Upgrade, (v) Stream Bank Modernization, (w) Stream Bank Renovation, (x) Stream Bank Reconstruction, (y) Stream Bank Rebuilding, (z) Stream Bank Rebuilding.

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MAINTENANCE PROGRAM

1. THE MAINTENANCE PROGRAM SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.

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SEQUENCE OF CONSTRUCTION

1. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE CONSTRUCTED, STABILIZED AND FUNCTIONING BEFORE THE START OF ANY CONSTRUCTION ACTIVITY. MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.

2. THE SEQUENCE OF CONSTRUCTION SHALL BE AS FOLLOWS: (a) Site Preparation, (b) Foundation Construction, (c) Structural Construction, (d) Mechanical, Electrical, and Plumbing (MEP) Installation, (e) Interior Finishes, (f) Exterior Finishes, (g) Landscaping, (h) Final Site Preparation, (i) Final Site Stabilization, (j) Final Site Restoration, (k) Final Site Enhancement, (l) Final Site Improvement, (m) Final Site Upgrade, (n) Final Site Modernization, (o) Final Site Renovation, (p) Final Site Reconstruction, (q) Final Site Rebuilding, (r) Final Site Rebuilding.

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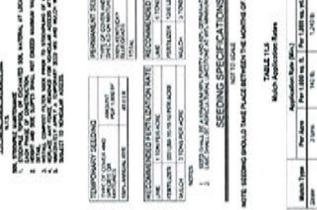
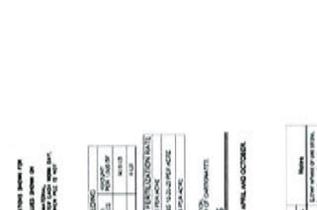
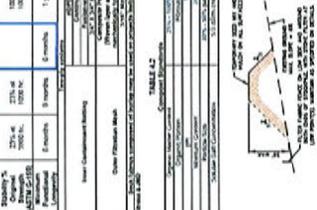
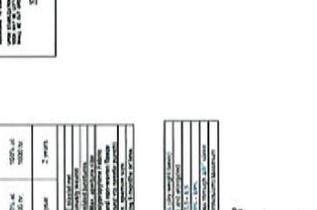
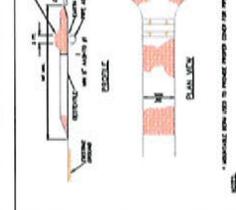
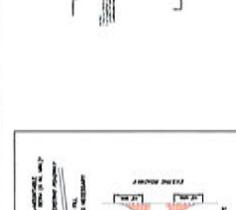
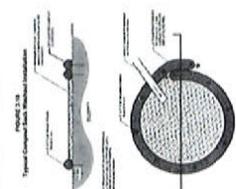


FIGURE 1.18
Typical Concrete Curb, Raised Curb

FIGURE 1.19
Typical Concrete Curb, Sloped Curb

FIGURE 1.20
Typical Concrete Curb, Raised Curb

FIGURE 1.21
Typical Concrete Curb, Sloped Curb

FIGURE 1.22
Typical Concrete Curb, Raised Curb

FIGURE 1.23
Typical Concrete Curb, Sloped Curb

FIGURE 1.24
Typical Concrete Curb, Raised Curb

FIGURE 1.25
Typical Concrete Curb, Sloped Curb

CIVIL & CONSULTING ENGINEERS

BOLO ENGINEERING, LLC

EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

BLAKE STREET APARTMENTS
BLAKE CITY OF HOUSTON, TX

NOVEMBER 19, 2021

Sheet No. ESS (2 OF 2)

ROBERT M. CHIRAMBULO
PE - 075093

AS NOTED
Project No. 21098

FIGURE 1.18
Typical Concrete Curb, Raised Curb

FIGURE 1.19
Typical Concrete Curb, Sloped Curb

FIGURE 1.20
Typical Concrete Curb, Raised Curb

FIGURE 1.21
Typical Concrete Curb, Sloped Curb

FIGURE 1.22
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FIGURE 1.23
Typical Concrete Curb, Sloped Curb

FIGURE 1.24
Typical Concrete Curb, Raised Curb

FIGURE 1.25
Typical Concrete Curb, Sloped Curb