



SITE ADDRESS: 1712 W. BROAD STREET

Office Use Only:

DATE SUBMITTED: 03.10.2022

HEARING DATE: 04.27.2022

PLACARD: 04.14.2022

FEE: \$ 500 =

ZONING CLASSIFICATION: RT

LOT SIZE: 155' x 160' OR 24,800 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 4<sup>th</sup> Wednesday of the month. The hearing will be held on 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	<u>CORE 4 HEALING + WELLNESS, LLC</u>
Address	<u>1712 W. BROAD ST. BETHLEHEM PA 18018</u>
Phone:	[REDACTED]
Email:	[REDACTED]

<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	JULIANA A. SMELTZ
Address	1712 W. CROSS ST. BETHLEHEM PA 18018
Phone:	[REDACTED]
Email:	[REDACTED]
<b>ATTORNEY</b> (if applicable):	
Name	JAMES J. HOLZINGER
Address	1214 LINDSEY ST PO Box 1409 BETHLEHEM PA 18016
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
1304.04(b)(c)	Please see	attached	narrative
_____	_____	_____	_____
_____	_____	_____	_____

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

SECTION 1304.04 (b)  
\_\_\_\_\_  
\_\_\_\_\_

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.

*Please see attached*

**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.

*John D. Smith*  
Applicant's Signature *sole member*

3-10-22  
Date

*John D. Smith*  
Property owner's Signature

3-10-22  
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.**

The subject premises is a large corner lot at the northwest corner of the intersection of West Broad Street and Sixteenth Avenue. It is zoned RT, but has had several non-residential uses on the first floor, always with a dwelling unit above. As early as the 1950's, the Harlan Hinkle Funeral Home was located at the premises.

The Applicant seeks a Special Exception pursuant to Code Section 1304.04, Reuse of a Certain Corner Lot Allowed in the RT and RG Districts, to use the first floor as a professional office for physical therapy, massage therapy and mental health counseling. There will be no more than three (3) professionals and one (1) staff person at the site at any given time, and corresponding consumers.

Applicant believes that the professional office will not have a negative impact on the neighborhood since the hours of operation will be 8:00 A.M. to 5:00 P.M., Monday-Friday. There are existing churches across the street from the premises to the east and south with activity mostly on Saturday and Sunday, with some evenings.

Applicant also believes that since the lot enjoys expansive frontage on both West Broad Street and Sixteen Avenue, the request is to use the "excess of an on-street [available] parking during hours when the ...[use] will be in operation" [see Section 1304.04(a)(5)].

Finally, Applicant requests a Variance to replace a small (1'x6" approx.) free standing internally illuminated sign with a 3'x4' double sided freestanding indirectly illuminated sign. Section 1304.04(b)(6) allows for signs up to 20 s.f. (5'x4' for example) but prohibits free standing signs. Applicant believes the amount of traffic and the bend in West Broad Street at the premises requires the free standing sign at a location where it will be readily seen.

**PROOF**



©2022

Customer: Core 4 Healing

Date: 4/7/22



Design for 3x4 Sign  
Approval Signature:

Revision: 1

Date:

4406 Easton Avenue | Suite B | Bethlehem, PA 18020

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1712



*Core 4 Healing  
& Wellness*

*Pelvic Health & Physical Therapy*

570.847.8312

Design for 3x4 Sign

Revision: 1

Approval Signature:

Date: