



SITE ADDRESS: 218-226 West Union Boulevard

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

PLACARD: _____

FEE: _____

ZONING CLASSIFICATION: _____

LOT SIZE: _____

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: Monocacy General Contracting, LLC	
Name	Plamen (Rocco) Ayvazov
Address	P.O. Box 4334
	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	Same as Applicant
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Holzinger, Harak & Scmillio	
Name	James J. Holzinger
Address	P.O. Box 1409
	Bethlehem, PA 18016
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
See Attached Sheet			

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 1319.02(b)(6)


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.



Applicant's Signature

3/21/2022
Date



Property owner's Signature

3/21/2022
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.

Section 3 – the Relief Sought

(Amended 3/29/2022)

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
§1306.01(b)2.a)* Lot Area/Dwelling	1,200 SF	1,017 SF	183 SF
§1306.01(b)2.a) Rear Yard Setback (ENC)	26.5'	5'	21.5'
§1306.01(b)2.a) Front Yard Setback**	10'	0'	10'
§1306.02(e) Rear Building Setback from Residential	50'	5'	45'
§1319.01(a)(1)(ii) / 1319.01(b)(6) Parking***	Total 75	57 Proposed	18

* From Section §1306.01(b)2.a) requiring density in accordance with Section §1306.01(a)4. (multi-family dwelling units more than 2-½ stories) of 1,200 SF per dwelling unit, where 1,017 SF per dwelling unit is proposed (183 SF variance sought).

**From Section §1306.01(b)2.a) requiring a Front Yard setback in accordance with Section §1306.01 of 10', where 0' is proposed (10' variance sought).

***Please see Page 3 for Special Exception and the attached Narrative.

Applicant owns the premises at 218-226 W. Union Boulevard and proposes a four story multi-family dwelling (greater than 2½ stories) with 39 dwelling units together with a small retail unit. It is zoned CL and lies within a flood plain. In order to reasonably develop the premises, the Applicant needs to elevate the building areas to be occupied. To do this, Applicant proposes parking on the lower level except for a limited retail area.

Applicant believes the Dimensional Variances sought as listed in Section 3 of the Application are necessary for the reasonable use of the property which is situate at what is considered a gateway to the downtown area. Applicant believes the existing lot shape and lot elevation warrant the grant of the relief requested.

Applicant further requests a Special Exception pursuant to Section 1319.02(b)(6) to reduce the otherwise required off street parking from 75 required down to 57 proposed. Applicant believes this works for several reasons. The retail/residential development can have joint use of the spaces due to different high peak hours, there is public parking across West Union Boulevard, and similar developments in the area exist with less than 1.75 parking spaces per dwelling unit. Further, the property is situate along public transportation and is within walking distance of the downtown and historic areas.