



SITE ADDRESS: 1822 North Blvd

Office Use Only:

DATE SUBMITTED: 04.18.2022

HEARING DATE: 05.25.2022

PLACARD: 05.10.2022

FEE: \$ 250.00

ZONING CLASSIFICATION: RS

LOT SIZE: 100' x 110' OR 11,000 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>ERIC PROSTKO</u>
Address	<u>1822 NORTH BOULEVARD</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	SAA
Address	
Phone:	
Email:	
<b>ATTORNEY</b> (if applicable):	
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:

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
1306.01(a)	35 FEET	29.1 FEET	5.9 FEET 17%

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.

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

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If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

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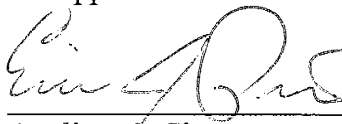
## NARRATIVE

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

4/18/2022  
\_\_\_\_\_  
Date

SAME  
\_\_\_\_\_  
Property owner's Signature

\_\_\_\_\_  
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.**

# VALLEY LAND SERVICES, LLC

4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
(610) 365-2907 \* fax (610) 365-2958  
NJ Certificate of Authorization 24GA28339300  
V220067

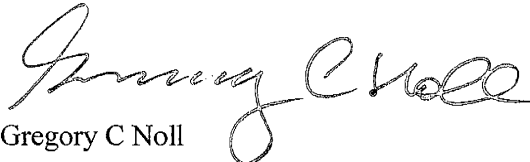
## 1822 NORTH BOULEVARD PROJECT NARRATIVE

The owner, Eric Prostko is seeking zoning relief from Section 1306.01(a) on his rear yard setback of 35 feet. There is an existing concrete patio. He would like to erect a roof, with no walls, over the existing concrete patio.

The patio and proposed roof will be 29.1 feet from his rear property line. Therefore, we are seeking a variance of 5.9 feet or 17%. Please feel free to call or email with any questions or comments.

Similar patio rooves and awnings are common in the neighborhood. Also, because there is an existing concrete patio, the proposed roof will create no new impervious coverage. For these reasons we respectfully request zoning relief of section 1306.01(a) on rear yard setbacks.

Sincerely,



Gregory C Noll  
Professional Land Surveyor  
Commonwealth of PA # SU075048

