

"ORIGINAL"



SITE ADDRESS: 316 E. 5th Street

Office Use Only:

DATE SUBMITTED: 07.28.2022 HEARING DATE: 08.24.2022

PLACARD: 08.09.2022 FEE: \$500.00

ZONING CLASSIFICATION: RT-SU LOT SIZE: 20' x 90' or 1,800 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	Pierce St, LLC
Address	c/o Santanasto Law
	210 E. Broad St.; 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	Michael A. Santanasto, Esq.
Address	210 E. Broad St. 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 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
1319/1327.02 Parking	2 off street spaces/dwelling unit	0	2
_____	_____	_____	_____
_____	_____	_____	_____

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 *Michael A. Santanasto, Esq.*  
*Attorney for Applicant/owner Pierce St, LLC*

07-27-2022  
Date

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

316 E. 5<sup>th</sup> St.

Narrative for Application of Pierce St, LLC

Pierce St LLC, is the owner of 316 E. 5<sup>th</sup> Street. The lot is landlocked without access other than from E. 5<sup>th</sup> Street. The applicant is seeking to improve the premises by constructing an addition at the rear of the property and enclosing the existing rear porch. The property is currently an 880 square foot two bedroom, attached single family with no off street parking. The applicant seeks to add two bedrooms to the rear of the property above the porch which is also going to be enclosed, to make the unit more fitting with the surrounding houses in terms of size by adding approximately 575 square feet for a total size of approximately 1455 square feet.

The applicant only requires dimensional variance in order to conform to the neighborhood aesthetic and similarly sized homes in the neighborhood.



