



"ORIGINAL"

SITE ADDRESS: 508-512 Selfridge Street

Office Use Only: _____

DATE SUBMITTED: 07.28.2022

HEARING DATE: 08.24.2022

PLACARD: 08.09.2022

FEE: \$500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: 60' x 140' OR 8,400 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 4th Wednesday of the month. The hearing will be held on 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	2529 E 4th st, llc
Address	c/o Santanasto Law 210 E. Broad St. Bethlehem, PA 18018
Phone:	[REDACTED]
Email:	[REDACTED]

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	Michael A. Santanasto, Esq.
Address	210 E. Broad St. Bethlehem, PA 18018
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
1306 -Tract Size	12,000	8,400	3,600
1306 Lot area/dwelling unit	3,000	1,680	1,320
1306 Side yard	12	5	7
1306 Front Yard	10	0	10

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:

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 *Michael A. Santonasto, Esq.,*

07-27-2022

Date

*Attorney for Applicant and owner
2529 E 4th St, LLC*

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.

508-512 Selfridge Street

Narrative for Application of 2529 E 4TH St, LLC

2529 E 4TH St, LLC, is the owner of 508-512 Selfridge Street in the RT district. As the mailing address suggests the property consists of three lots, 508, 510 and 512. The applicant has designed two, two family semi-detached dwelling units- essentially a twin - which is a permitted use in the RT district. The twin will also have all necessary off-street parking by way of a parking lot at the rear of the property which exists onto Jefferson Street. The twin will sit on lots 508 and 510 and there is an existing single family home on 512 Selfridge towards the southern boundary of the lot.

The design of the building is in accordance with the surrounding neighboring residential units which are mostly twins and similarly designed homes.

The applicant only requires dimensional variances in order to conform to the neighborhood aesthetic, parking and design standards.

Applicant will present additional testimony and exhibits at the hearing.



