

"ORIGINAL"



SITE ADDRESS: 608 Pierce Street

Office Use Only:

DATE SUBMITTED: 07.28.2022

HEARING DATE: 08.24.2022

PLACARD: 08.09.2022

FEE: \$500⁰⁰

ZONING CLASSIFICATION: RT-SH

LOT SIZE: IRREGULAR 15,750 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	Blakeworth Properties, 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	Abel and Rosemarie Gonzalez
Address	608 Pierce Street Bethlehem, PA 18015-3428
Phone:	[REDACTED]
Email:	[REDACTED]
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 -side yard setback	25	0	25
1306 -Lot Tract	17,600	15,750	1,850
1319 Parking	2/dwelling unit	1/dwelling unit	1/ dwelling unit

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. 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 *Michael A. Santomaso*
Attorney for Applicant and Equitable
owner Blakewood Properties, 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.

608 Pierce Street

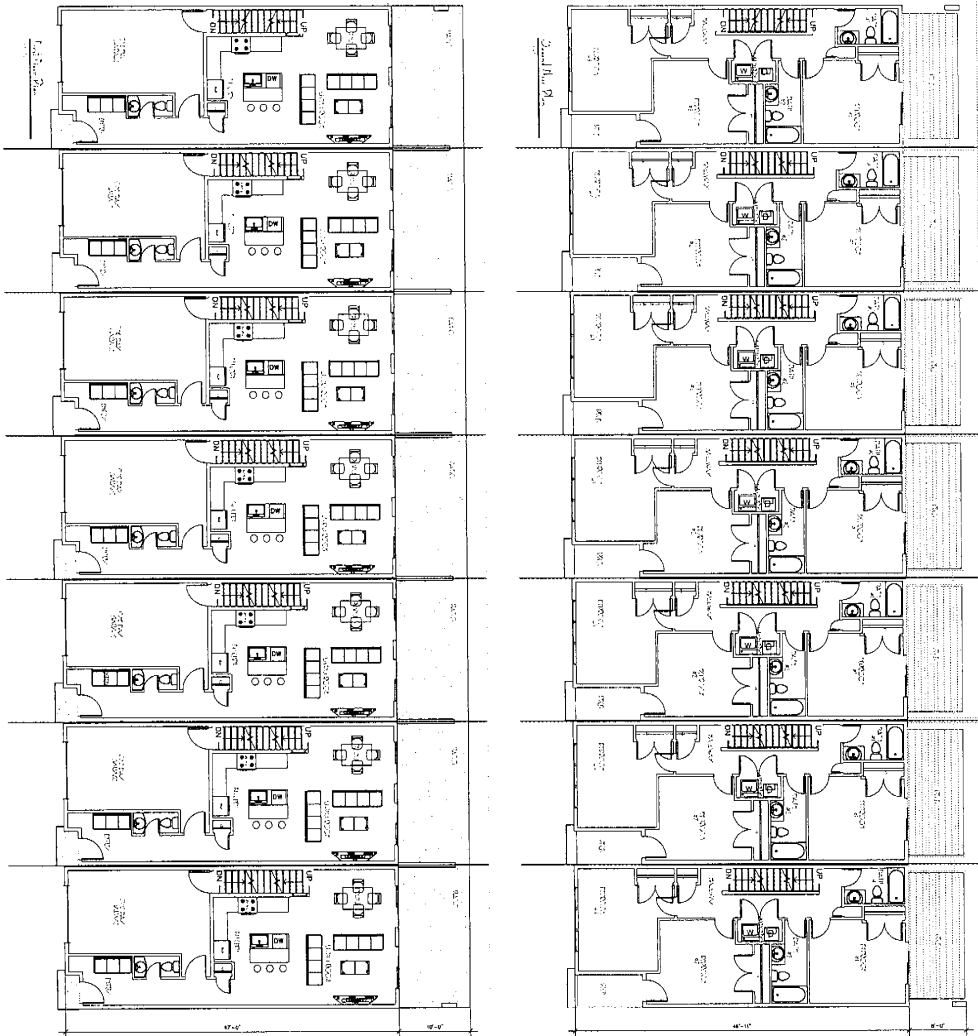
Narrative for Appeal of Blakeworth Properties, LLC

Blakeworth Properties, LLC, is currently under agreement for the purchase of 608 Pierce Street in the RT Student Overlay District.

The applicant proposed a grouping of 8 townhouses which is permitted in the district with an accessory office use of rental and property management office in the first floor of the pre-existing unit.


The lot size is a rhombus and shaped differently than any other nearby lot, located on two corners, and three connecting streets which has resulted in two triangles which make planning for parking and lot size difficult within the lot for the permitted use of townhouses with one garage each. There remains a mixed use building which is being proposed as the eighth townhouse with the office use as a rental and maintenance location which is accessory to a townhouse development.

Applicant will present additional testimony and exhibits at the hearing.



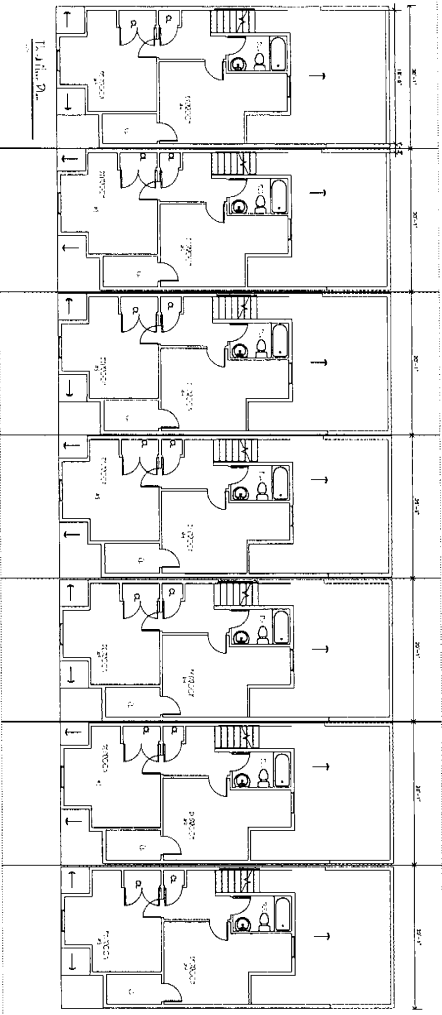
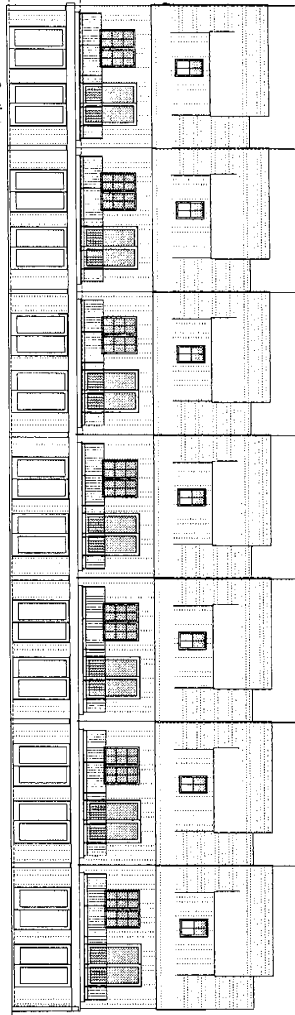
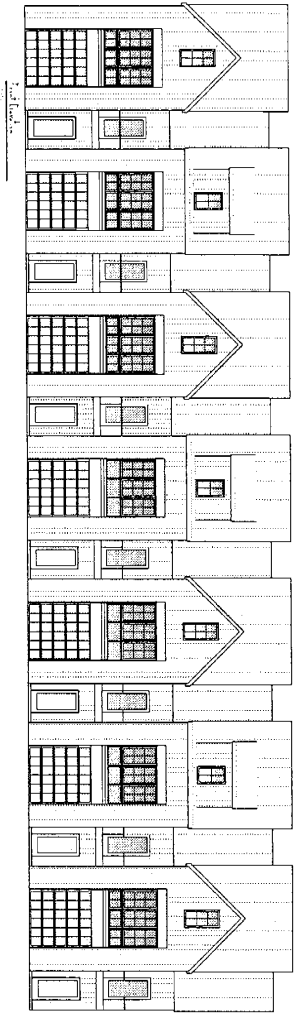

Artcraft Inc.
 608 PIERCE STREET, SUITE 200
 BETHLEHEM, PA 18015
 610.661.5772
www.artcraftinc.com
 Architectural
 Engineering
 Planning and Facility

PROPOSED STUDENT HOUSING:
 XXX
 608 Pierce Street
 Bethlehem, PA



PROJECT NO. 20230001.002
 DRAWN BY: CUN
 CHECKED BY: CUN
 DATE: 07/27/2022
 REVISIONS:

A-1



Artfact, Inc.
 CENTRAL OFFICE, 400
 N. 10TH STREET, SUITE 100
 BETHLEHEM, PA 18010
 610.437.4225
 610.437.4225
 www.artfactinc.com
 Artfact is a
 member of the
 Artfact Group

PROPOSED STUDENT HOUSING:
 XXX
 608 Pierce Street
 Bethlehem, PA



PROJECT NO. 2023080008
 DRAWN BY: J. J. [unreadable]
 CHECKED BY: J. J. [unreadable]
 DATE: 03/27/2023
 REVISION DATE:

