



SITE ADDRESS: 914-16 E. 6th Street Bethlehem, PA

Office Use Only:

DATE SUBMITTED: 07.25.2022

HEARING DATE: 08.24.2022

PLACARD: 08.09.2022

FEE: \$250.00

ZONING CLASSIFICATION: RT

LOT SIZE: 40' x 75' or 3,000 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 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	Alan Fornwalt
Address	2377 Heffner Road
	Fogelsville, PA 18051
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 <i>N/A</i>
Address
Phone:
Email:
ATTORNEY (if applicable):
Name <i>N/A</i>
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
<u>1306.01(a)</u>	<u>4,000 SF (min. Lot Size)</u>	<u>3,000 SF (40 ft x 75 ft)</u>	<u>Minimum Lot Size</u>
_____	_____	_____	_____
_____	_____	_____	_____

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.

N/A

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

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

N/A

NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.
See Attached Document

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

7/24/2022

Date



Property owner's Signature

7/24/2022

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.

914 – 16 E. 6th Street

SECTION 2. Information Regarding the Real Estate

1. Site Plan (See attached Exhibit A-1)

- a. A single family dwelling is proposed with off-street parking via driveway and garage. All yard requirements are met. (Ordinance requires front = 0 ft; rear = 20 ft; side = 4 ft)
- b. Only dimensional variance required is lot area for single-family dwelling per current Zoning Ordinance (4,000 SF Required, 3,000 SF Provided)

2. Architectural Plans and Elevations (See attached Exhibit A-2)

- a. A simple layout is provided to demonstrate a single-family home with attached garage can be constructed while meeting the dimensional requirements.

3. Photograph of Existing Lot (vacant lot with a row of arborvitae across back and several small bushes and a dogwood tree) (Photo taken February 2022)



- 4. The parcel is not presently under Agreement of Sale.
- 5. The parcel is presently not leased.
- 6. The parcel has not been the object of a prior zoning hearing.

914 – 16 E. 6th Street

NARRATIVE:

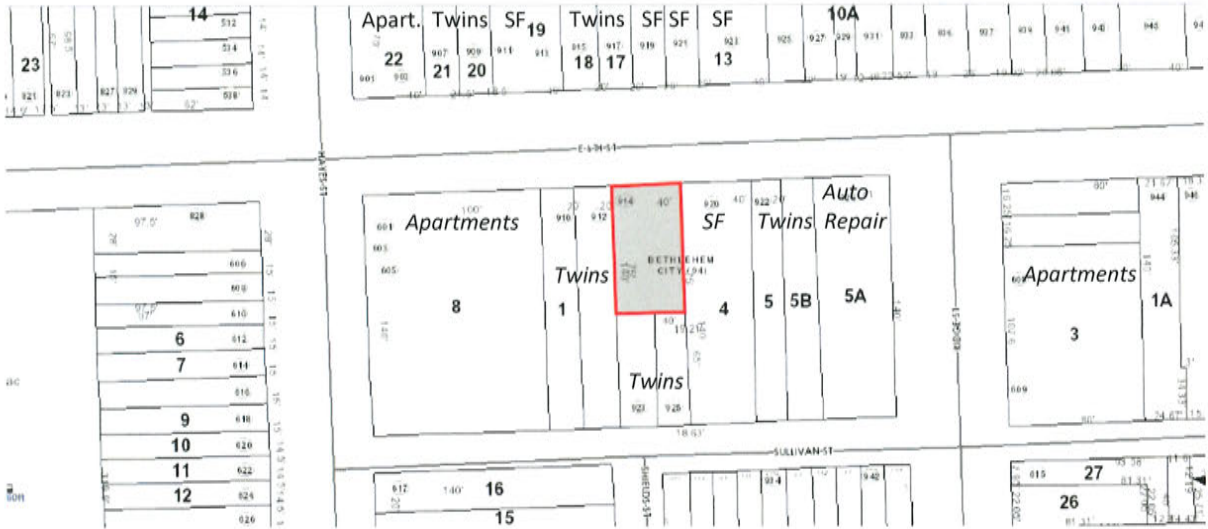
This Property is known as Parcel ID #P6SE2D 7 3 0204 with address of 914-16 E. 6th Street in Bethlehem, PA on the Northampton County website (www.ncpub.org). The parcel previously contained a 6-unit apartment building until approximately the year 1998. The building was razed by the City approximately in the year 1998 due to the poor condition of the building. The same Northampton County website still has a picture of this building, as shown below:



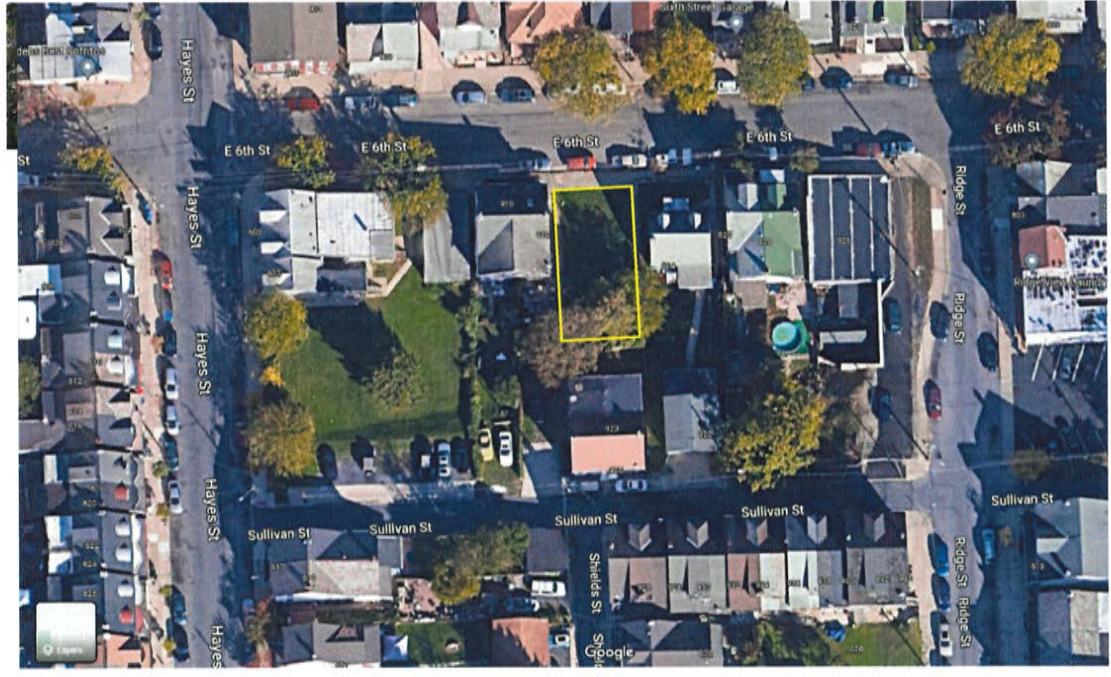
Data Copyright Northampton County
Last Updated: 10/24/2022
Powered by [iasWorld Public Access](http://iasWorld.com). All rights reserved.

The parcel is 40 feet wide by 75 feet deep. Previously this lot held a 6 unit apartment building as per above (3 units on each side). The current City of Bethlehem Zoning Ordinance for the applicable District, RT, states a minimum lot area of 4,000 SF is required to construct a single-family dwelling. All other dimensional requirements of the current Zoning Ordinance can be met to permit a single-family dwelling, except for the overall lot area. The lot area is 3,000 SF (40 feet wide by 75 feet deep).

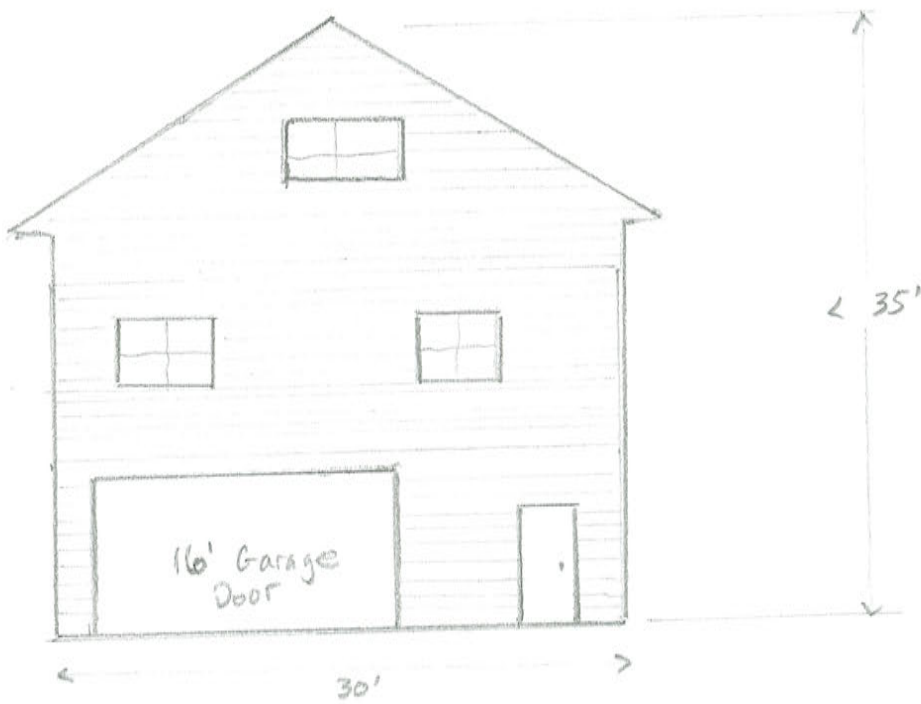
I have owned this parcel since March 2000 and would now like to construct a single-family dwelling upon the parcel. The hardship is due to the change in the Zoning Ordinance regulations over the years and a property which was created by the City of Bethlehem many, many decades ago and was permitted for an apartment building originally. I feel the request for a single-family dwelling is a minor request due to the historical usage of the parcel. All other dimensional requirements can be met. Parking is proposed to be provided off-street with a driveway and garage. The block along Sixth Street where this property is located has varied building configurations and uses, including apartment buildings, twin homes and single-family homes for residential uses along with an auto mechanic business. The proposed single-family home would fit well with the character of the neighboring structures. A map showing adjoining uses of the neighboring parcels is shown on the next page.



Northampton County GIS Map with Noted Existing Uses for Neighboring Parcels



Google Map with Aerial Image of the Surrounding Area



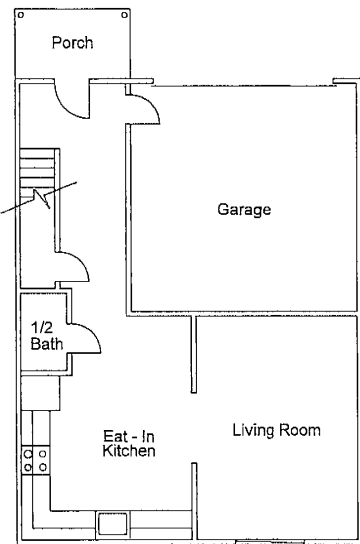
914-16 E. 6th Street
Street View

2.5 stories

Exhibit A-2

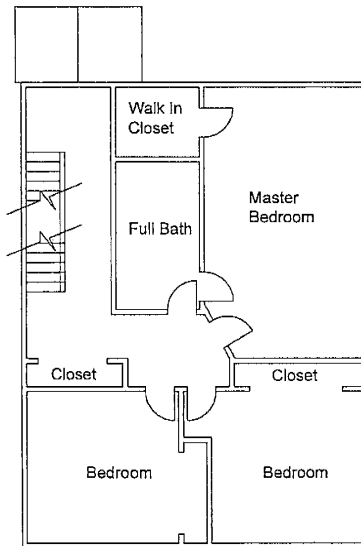
EXHIBIT A-2b

914-16 E. 6th Street
Bethlehem, PA 18015



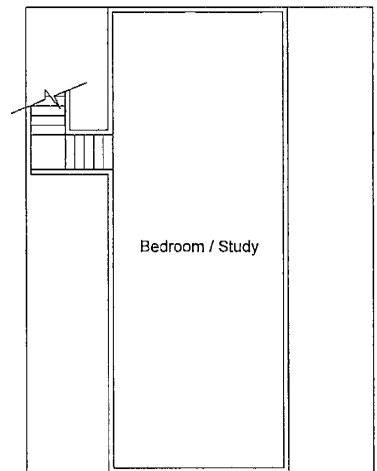
First Floor Plan

Scale: 1"=1'-0"



Second Floor Plan

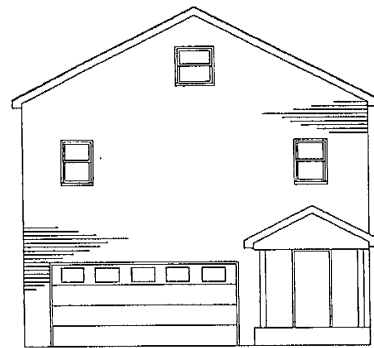
Scale: 1"=1'-0"



Third Floor Plan

Scale: 1"=1'-0"

EXHIBIT A-2a



Front Elevation
Scale: 1"=1'-0"

914-16 E. 6th Street
Bethlehem, PA 18015