

AUG 22 2022



SITE ADDRESS: 1344 Center St. CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Office Use Only:

DATE SUBMITTED: 08.22.2022

HEARING DATE: 9/28/22

PLACARD: _____

FEE: 500.00

ZONING CLASSIFICATION: CL

LOT SIZE: 5,400 SQ FT

**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:	<u>Center st Props LLC</u>
Name	<u>John Hanchick</u>
Address	<u>1344 Center St</u>
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

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. *Applicant seeks Dimensional Variances TO Increase the Number of Dwellings*
THE RELIEF SOUGHT: *From two to three*

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
<i>1306.01 (b) (2) MIN TRACT</i>	<i>9000 SF</i>	<i>5400 SF</i>	<i>3600 SF</i>
<i>1306.01 (a) (4) Lot AREA per</i>	<i>2500 SF</i>	<i>1800 SF</i>	<i>700 SF</i>
<i>Lot width</i>	<i>90'</i>	<i>40'</i>	<i>50'</i>
	<i>15'</i>	<i>2 4'</i>	<i>11</i>

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: min off street parking Existing Required →

Proposed = 9 Recon figured Lot = 6 Relief
Required = 3

1319.01 (a)(4)(ii) 1319.01 (a)(26) 1319.02 (10)(c2)
If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

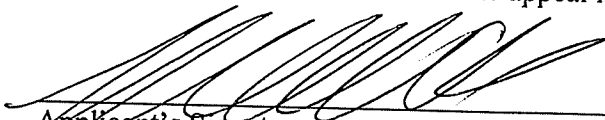
NARRATIVE

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

8-22-2022
Date


Property owner's Signature

8-22-2022
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.

I am requesting a special exception for one parking space. The addition onto the existing building structure is to increase the size of the warehouse to accommodate the need for additional space for the storage of business equipment and supplies. One additional rental unit will be added above the warehouse. Currently there are six parking spaces available. The addition will cause the loss of one parking space. However, on-street parking is available on the side of the building on Greenwich Street. Valley Business Systems has been at this location since 1999 and would like to remain a local business in Bethlehem, however, additional warehouse space is a necessity for the business at this time.

← 112 E Greenwich St Bethlehem, Pennsylvania


1344 Bethlehem
 1344 Center St, Bethle...
 40.63°N, 75.37°W




Google Earth
 © 2022 Google



Camera: 92 m

← 1399 Hottle Ave Bethlehem, Pennsylvania


1344 Bethlehem
 1344 Center St, Bethle...
 40.63°N, 75.37°W



Google Earth
 © 2022 Google



Camera: 93 m