



RECEIVED

MAY 15 2023

SITE ADDRESS: 2650 Linden St., Bethlehem, PA 18017

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Office Use Only:

DATE SUBMITTED: May 15, 2023

HEARING DATE: June 28, 2023

PLACARD: _____

FEE: \$500.00 PAID

ZONING CLASSIFICATION: RG

LOT SIZE: 120x200 (.551 AC)

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	Macada Partners, 2650 Linden LLC
Address	276 E. Macada Rd., Bethlehem, PA 18017
Phone:	██████████
Email:	██████████

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

03.22.23

Date

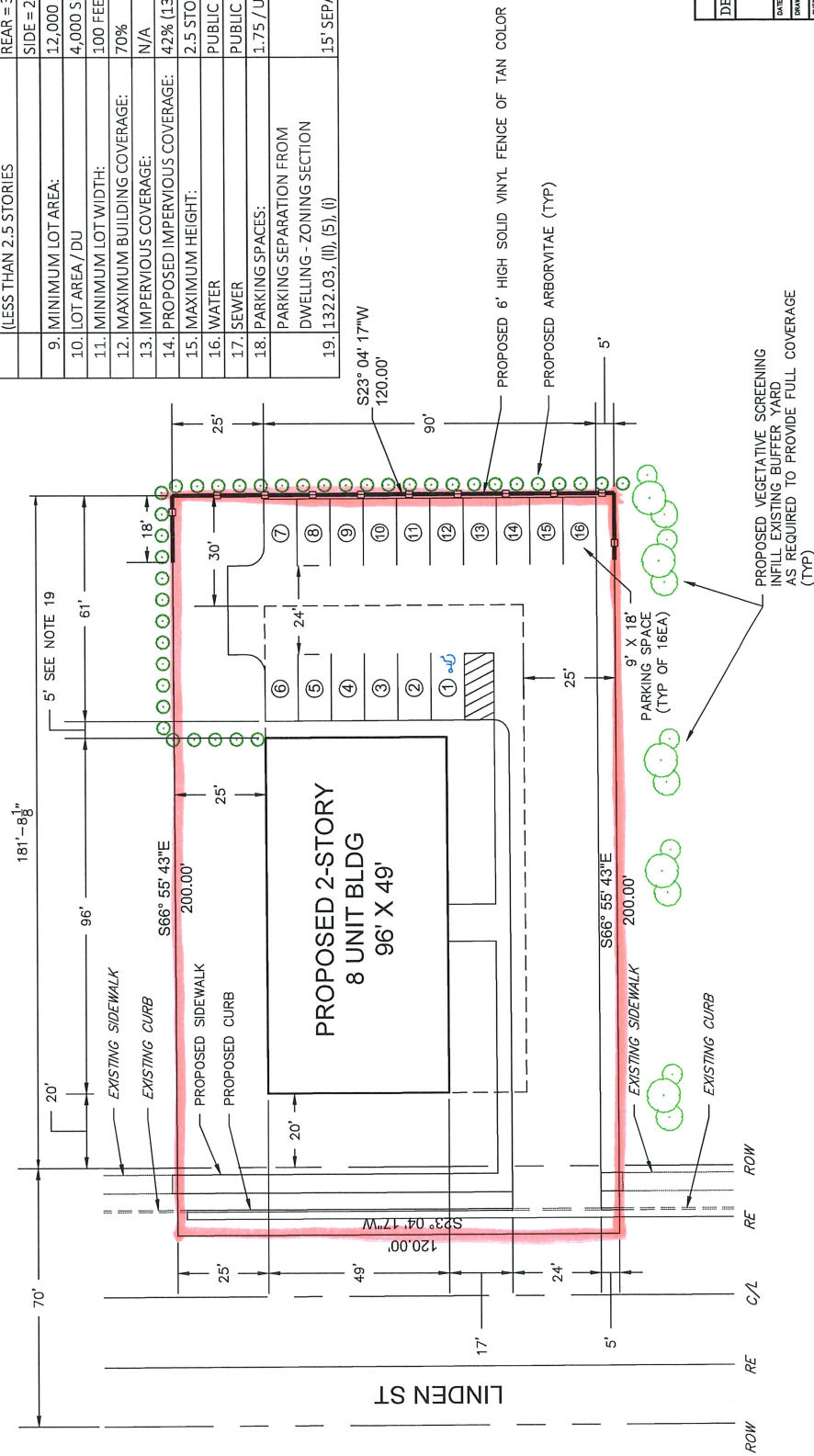
Property owner's Signature

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.



SITE DATA:			
1. OWNER:	MACADA PARTNERS 2650 LINDEN, LLC		
2. SITE ADDRESS:	2650 LINDEN ST		
3. MAILING ADDRESS:	276 E MACADA RD BETHLEHEM, PA 18017-2524		
4. DEED REFERENCE:	2022-1, PG 21331		
5. TOTAL AREA:	24,000 SF (DEED)		
6. PARID:	N6NE2 2 4 0204		
7. ZONING:	RG (MEDIUM DENSITY RES. DIST.)		
8. SETBACKS:	REQUIRED	PROPOSED	
MULTI-FAMILY	FRONT = 20'	20'	
(LESS THAN 2.5 STORIES	REAR = 30'	30'	
	SIDE = 25'	25'	
9. MINIMUM LOT AREA:	12,000 SF	24,000 SF	
10. LOT AREA / DU	4,000 SF	3,000 SF	
11. MINIMUM LOT WIDTH:	100 FEET	120'	
12. MAXIMUM BUILDING COVERAGE:	70%	20%	
13. IMPERVIOUS COVERAGE:	N/A		
14. PROPOSED IMPERVIOUS COVERAGE:	47% (13,860 SF - EX 4,808 SF) = 9,052 SF		
15. MAXIMUM HEIGHT:	2.5 STORIES OR 35 FEET 2 STORIES		
16. WATER	PUBLIC		
17. SEWER	PUBLIC		
18. PARKING SPACES:	1.75 / UNIT = 14 EA		16 EA
PARKING SEPARATION FROM DWELLING - ZONING SECTION			
19. 1302.03. (II) (5) (f)	15' SEPARATION		5'



CONCEPT 1 PLAN 2650 LINDEN ST	
DEV: 2022-1 PG. 21/331 ID: N6NE2 2 4 0204	
7000 LINDEN STREET NORTHAMPTON COUNTY PENNSYLVANIA	
SHEET	1 of 1
DATE: 4/6/22	DRAWN BY: NAME
CHECKED BY:	SCALE: 1" = 30'
ASCD BY:	