



RECEIVED

MAY 19 2023

SITE ADDRESS: 510 Taylor Street

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Office Use Only:

DATE SUBMITTED:

May 19, 2023

HEARING DATE:

June 28, 2023

PLACARD:

FEE:

\$500 - PAID

ZONING CLASSIFICATION:

RT-SH

LOT SIZE:

**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 4<sup>th</sup> Wednesday of the month. The hearing will be held on the 4<sup>th</sup> 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 Van Buren Development, LLC

Address 422 Thomas Street

Bethlehem, PA 18015

Phone: [REDACTED]

Email: [REDACTED]

|                                                                                                                                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>OWNER</b> (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:                                                                                                                                                                       |  |
| <b>ATTORNEY</b> (if applicable):                                                                                                                                             |  |
|                                                                                                                                                                              |  |
| Name James F. Preston                                                                                                                                                        |  |
| Address 38 W. Market Street                                                                                                                                                  |  |
| 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       |
|-------------------|----------------------------|---------------------------------|-----------------------|
| <u>1306.4</u>     | <u>6,000</u>               | <u>4,000</u>                    | <u>Tract Size</u>     |
| <u>1306.4</u>     | <u>3,000</u>               | <u>2,000</u>                    | <u>Lot Area/Unit</u>  |
| <u>1306.4</u>     | <u>30</u>                  | <u>20</u>                       | <u>Lot Width</u>      |
| <u>1327.02(c)</u> | <u>6</u>                   | <u>2 4</u>                      | <u>Parking Spaces</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

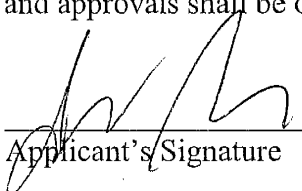
#### NARRATIVE

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

#### 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

May 19, 2023

Date

Property owner's Signature

Date

Received by

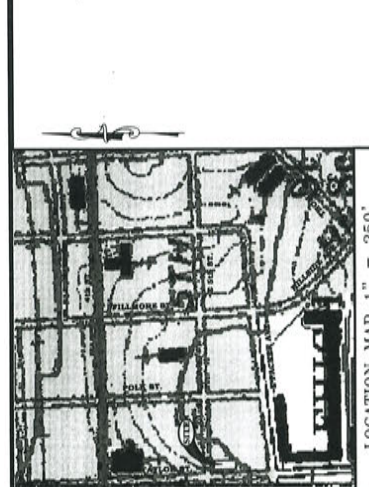
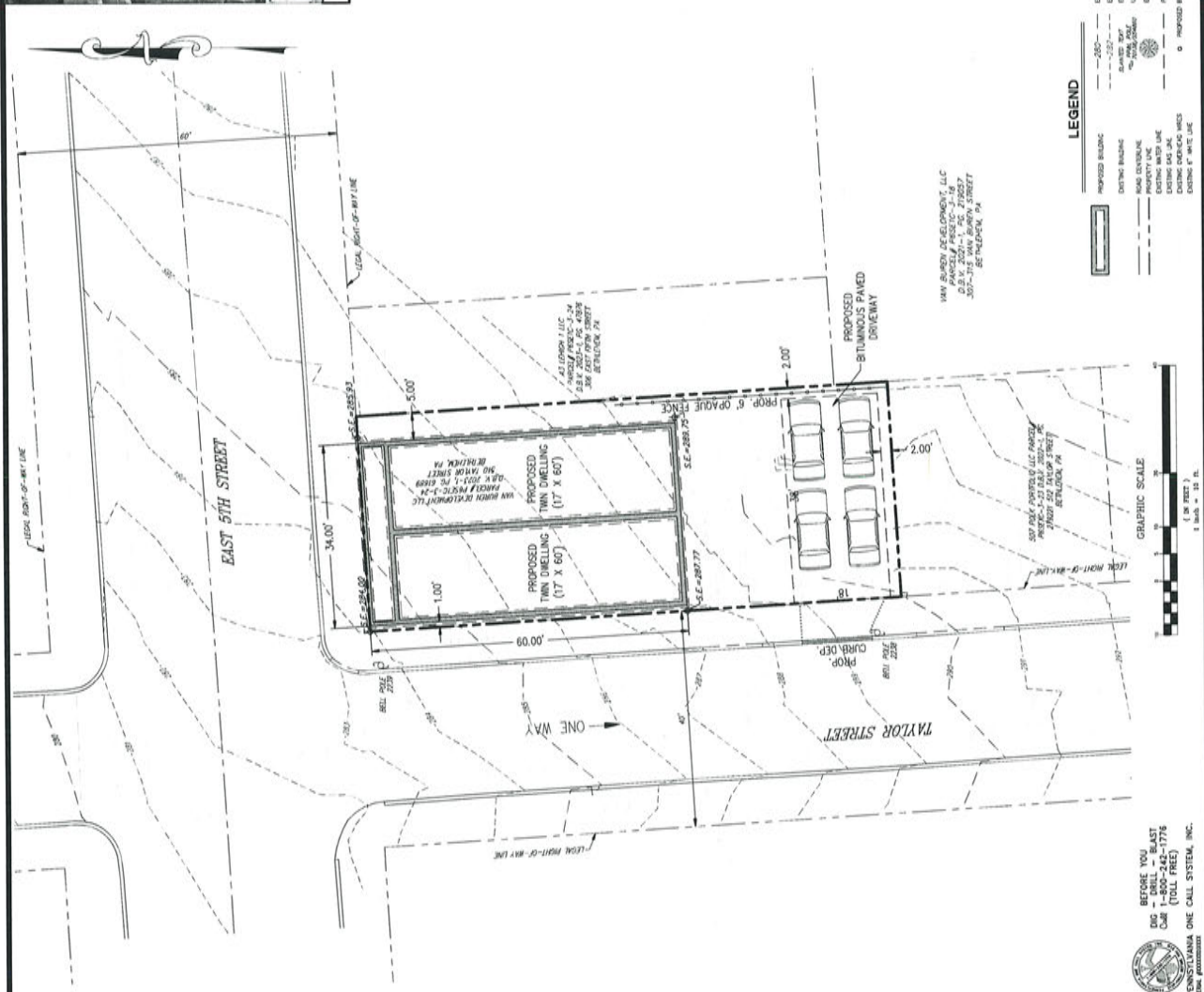
Date

**NOTICE:** If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

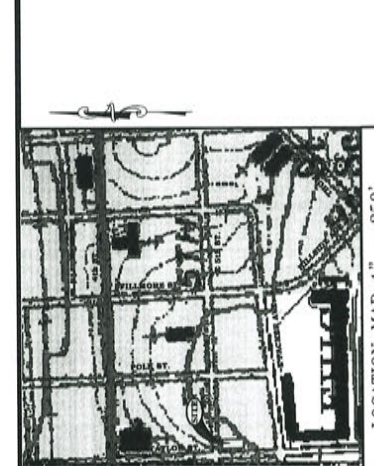
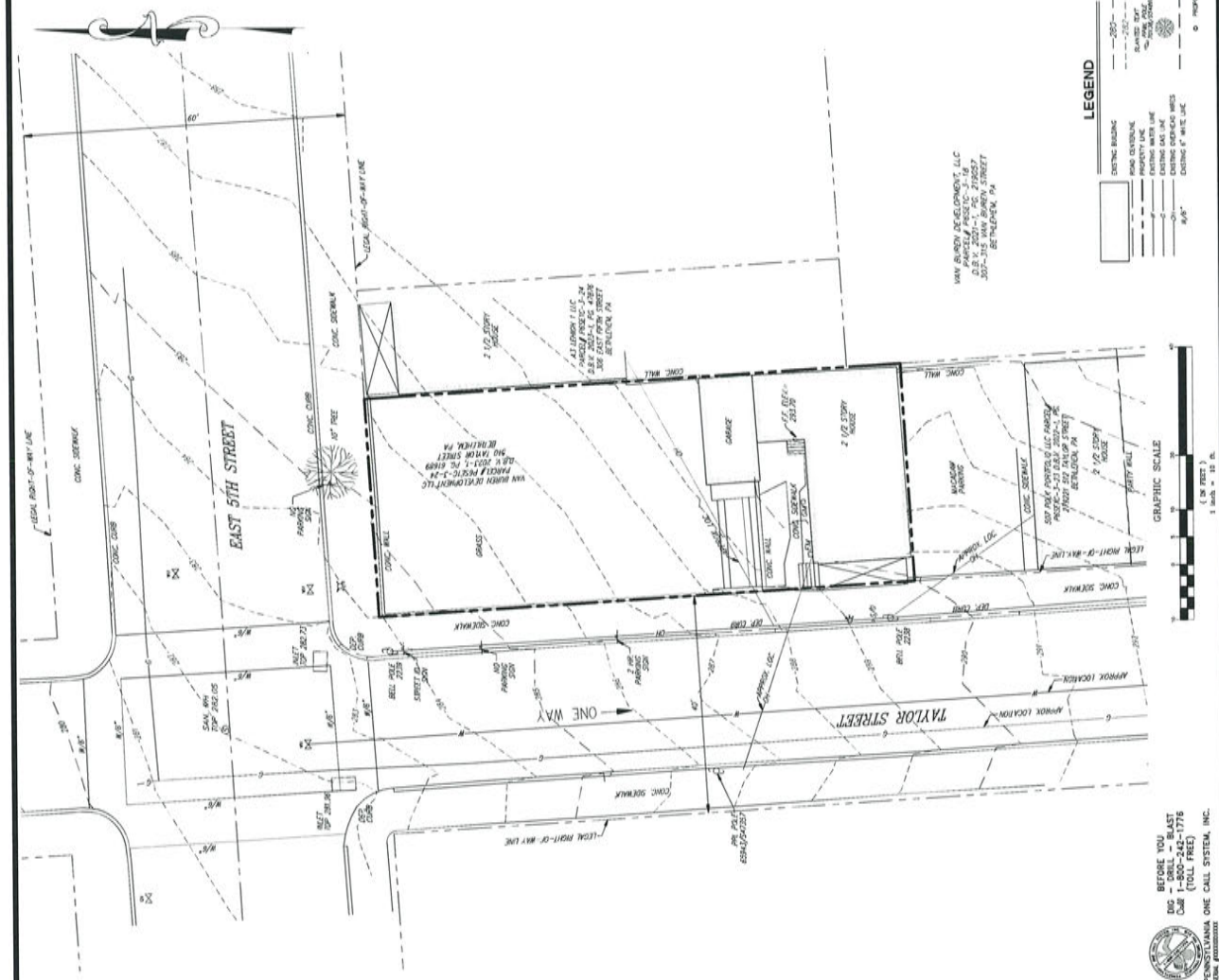
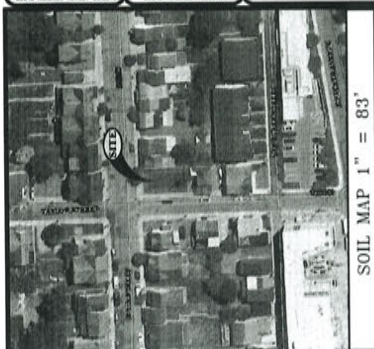
**Re: Appeal of Van Buren Development, LLC**

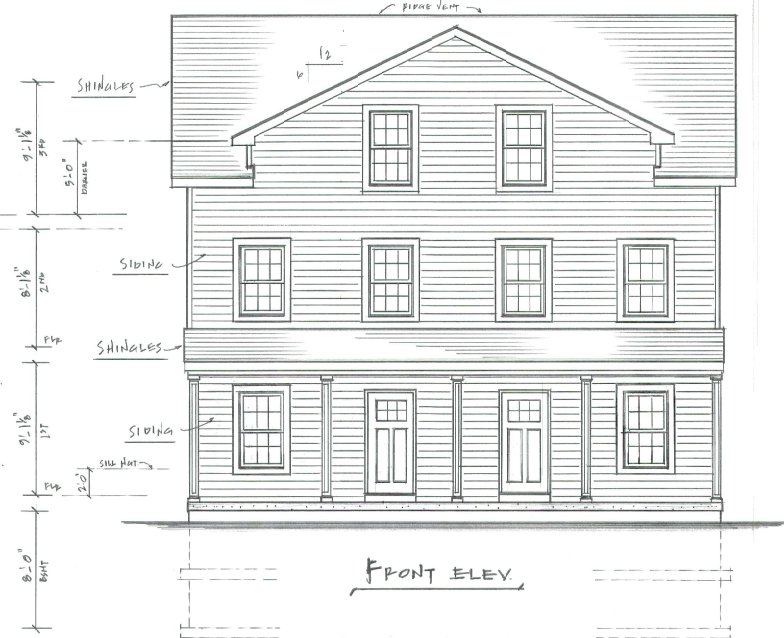
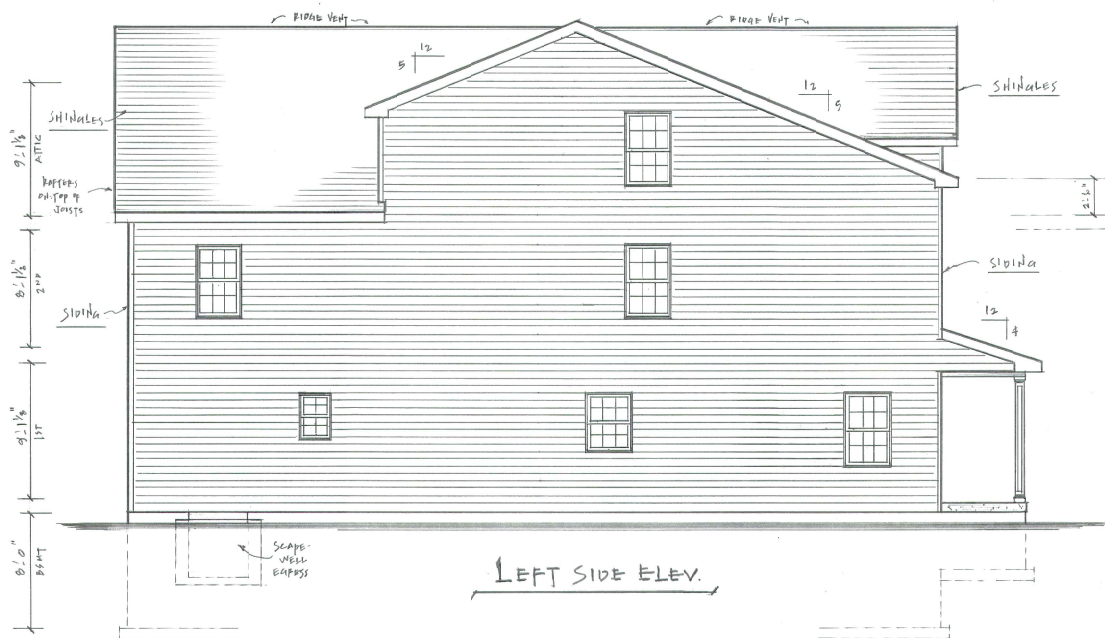
**PROJECT NARRATIVE**

The proposed two (2) family detached dwelling use is a permitted use in the Subject zone. The Applicant seeks four (4) dimensional variances to allow the permitted use to be placed at the Property in a reasonable manner consistent with the surrounding neighborhood. The Applicant intends to develop the Subject Property by replacing an older existing structure with a new one.

[illegible][illegible][illegible]



[illegible]



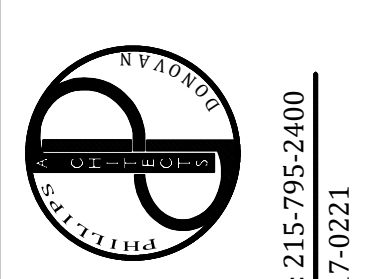
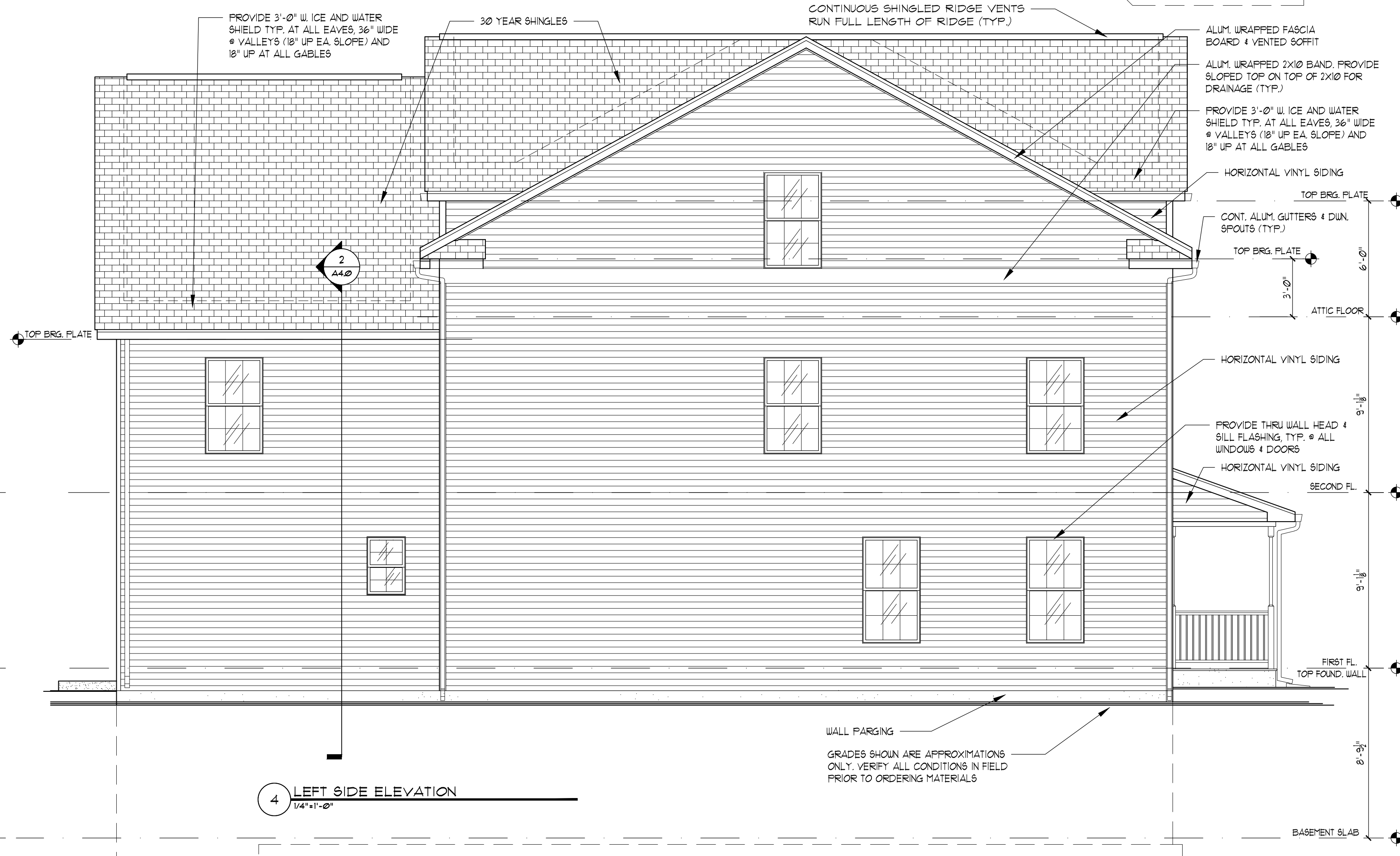
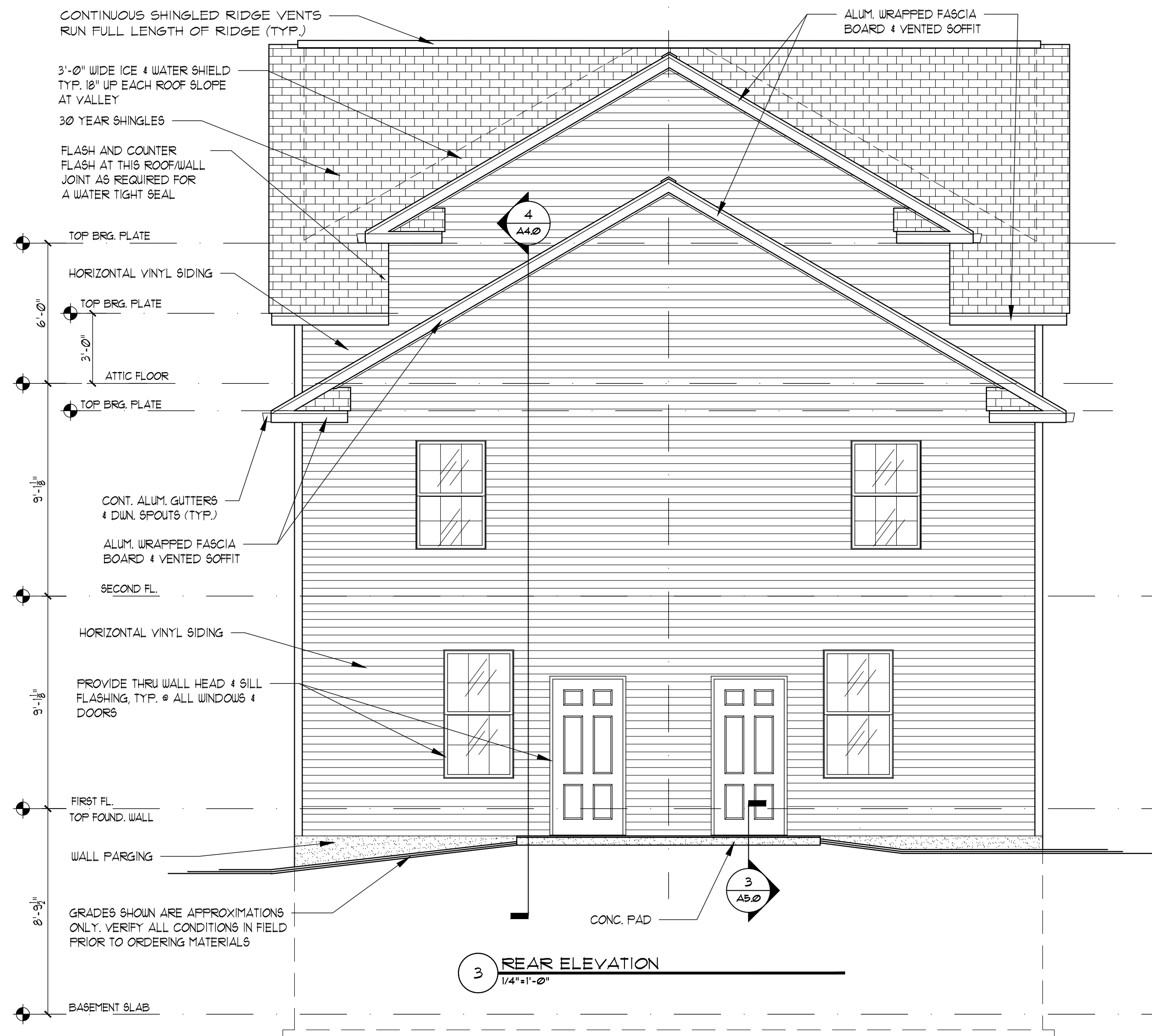
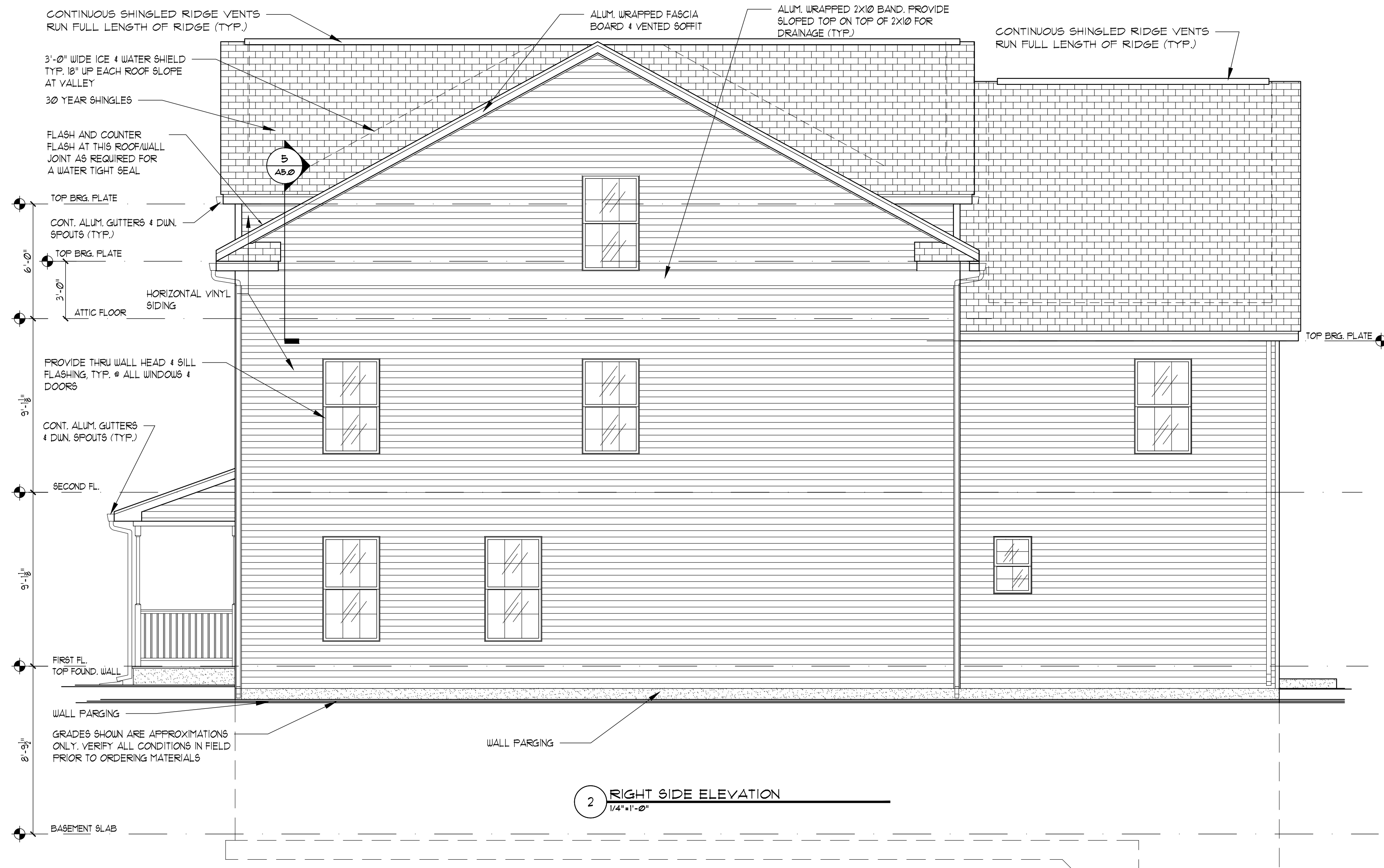
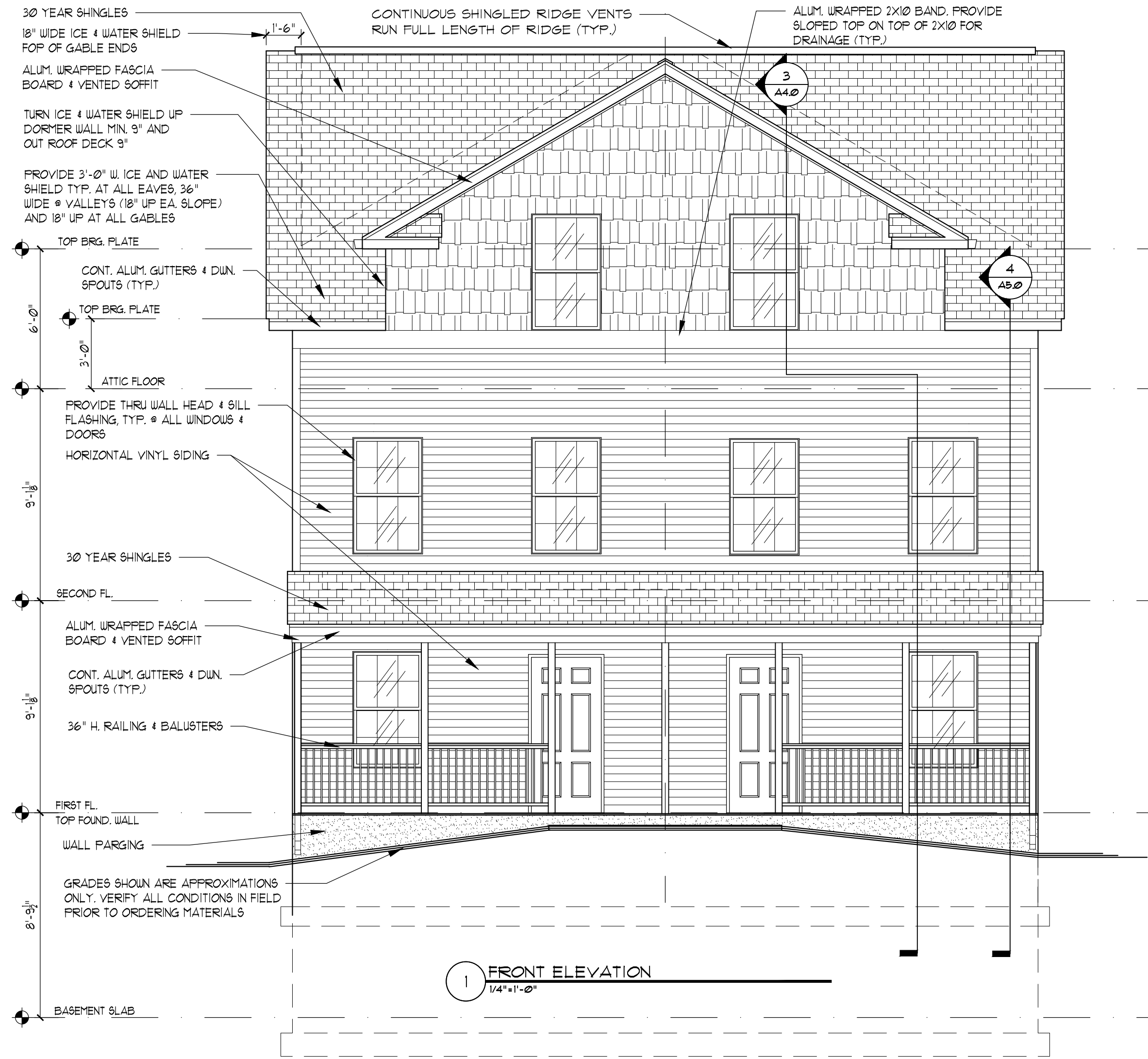
NOTE: VERIFY ALL DIMENSIONS  
BEFORE CONSTRUCTION

502-504 East 5th Street  
Bethlehem, PA 18015

A1.0



plot date: 2/5/21  
file path: g:\p\ro\2019 residential\19-42-543 hillside\drawings\cad\543 hillside\sheet\gilevelations (ext)



PHILLIPS & DONOVAN ARCHITECTS, LLC.  
PhillipsDonovanArchitects.com  
P.O. Box 160, 3160 Bedminster Road, Bedminster, PA 18910 Phone: 215-795-2400  
210 West Broad Street, Bethlehem, PA 18018 Phone: 610-317-0221

| revisions |
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ELEVATIONS  
5th St Properties  
Twin House  
543 Hillside Avenue, Bethlehem

dwg. no.:  
**A3.0**  
date: 02.05.2021  
drawn by: BJS checked by: JTL  
project no.:  
19-42R