

MAY 17 2023



SITE ADDRESS: 910 - 930 Fire Lane, Bethlehem, PA 18015

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Office Use Only:

DATE SUBMITTED: May 17, 2023

HEARING DATE: June 28, 2023

PLACARD: _____

FEE: \$500.00

ZONING CLASSIFICATION: RR

LOT SIZE: 4.28 acres

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 HH Saucon Square LLC

Address SITE: 910-930 Fire Lane Bethlehem, PA 18015

Mailing: 416 O W RD. Bangor, PA 18013

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):			
Florio Perrucci Steinhardt Cappelli Tipton & Taylor LLC			
Name Robert M. Donchez, Esquire			
Address 91 Larry Holmes Drive, Suite 200			
Easton, PA 18042			
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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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: _____

Applicant seeks a Special Exception pursuant to Article 1323, Section 1323.04.

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.

Robert Justin Huratiak
Applicant's Signature

5/15/23
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.



STEINHARDT
CAPPELLI
TIPTON &
TAYLOR LLC

91 Larry Holmes Dr., Suite 200
Easton, PA 18042

☎ 610.691.7900
✉ 610.691.0841

Robert M. Donchez | Partner

May 16, 2023

VIA Hand Delivery

City of Bethlehem Zoning Hearing Board
10 East Church Street
Bethlehem, PA 18018

**RE: HH Saucon Square LLC: Application for Special Exception
Property: 910-930 Fire Lane, Bethlehem, PA 18015**

Dear Zoning Hearing Board:

Please be advised that this Firm serves as counsel to HH Saucon Square LLC (the “Applicant”) who is the owner of the property located at 910-930 Fire Lane, Bethlehem, PA 18015 (the “Property”). The Applicant hereby submits an application for a Special Exception under the City of Bethlehem’s Zoning Ordinance (the “Application”). Specifically, the Application seeks a Special Exception to permit the construction of five (5) additional units in the Property’s two (2) existing buildings. This correspondence shall serve as a narrative in support of the Application.

By way of background, the Property includes two (2) approved buildings, Building A and Building B, that are comprised of twenty-eight (28) residential units. At the time of approval, the Property was zoned as a Medium Density Residential District (RG) and was a permitted use under the City’s Zoning. Subsequent to project approval, the zoning of the Property changed such that it is now zoned as a Rural Residential District (RR). Of course, the prior use and structures continue to be permitted as a lawful pre-existing nonconformity.

When Buildings A and B were constructed on the Property, the lowest levels were permitted as multi-purpose space. However, the spaces were designed with walkouts and in a manner that, if approved, would permit two (2) additional units in Building A and three (3) additional units in Building B. By way of the instant Application, the Applicant now seeks approval from the Zoning Hearing Board to create five (5) additional units using the walkout spaces. As the Property is a lawful pre-existing nonconformity, Article 1323, Section 1323.04 of the City’s Zoning Ordinance provides that any expansion of a lawful nonconforming use or structure must be done by Special Exception.

Accordingly, Applicant seeks a Special Exception to expand the lawful nonconforming use on the Property to allow the addition of two (2) units in Building A and three (3) units in Building

B. In accordance with Article 1323, Section 1323.04 of the Ordinance, the additional units would not increase the use by greater than fifty percent (50%). Notably, because the expansion would be solely within the confines of the existing buildings there would be no changes to setbacks, impervious coverage or other site disturbances. The dimensional standards of the building/site would be completely unaffected and there are sixty (60) existing parking spaces available. Therefore, if approved, the Special Exception would only allow a change in density within the existing buildings.

As the Special Exception to allow the five (5) additional units will not change the existing footprints or otherwise disturb the site, the buildings will otherwise remain in compliance with the Zoning Ordinance. Similarly, in accordance with Article 1325, Section 1325.07 of the Zoning Ordinance, the additional units will result in no change to the character of the neighborhood or create any hazard to the public health and safety. On the contrary, the additional units will provide for additional housing availability to the benefit of the public.

With the foregoing noted and, in furtherance of the Application, enclosed is: (1) a copy of the Special Exception Application; (2) a copy of the approved Site Plan; (3) Approved Site Plan Data; (4) a rendering of the exterior of the Buildings; and (4) proposed layouts for Buildings A and B showing the locations of the five (5) additional units.¹ A check with the requisite Application fee is also enclosed.

Thank you for your attention to this matter. Should you have any questions or concerns or require additional information for the Application, please do not hesitate to contact the undersigned.

Very truly yours,

**FLORIO PERRUCCI STEINHARDT
CAPPELLI TIPTON & TAYLOR LLC**



Robert M. Donchez

RMD/blp
Enclosures

cc: HH Saucon Square, LLC

¹ Upon information and belief, there was a prior Zoning Hearing Board decision relating to the Property that predates Applicant's ownership.



HH Saucon Square LLC
910-913 Fire Lane, Bethlehem, PA 18015

Approved Plan Site Data

<u>SITE DATA</u>		
TOTAL AREA:	159,511.39 SQ. FT. OR 3.66 ACRES	
DEDICATED AREA:	8,646.17 SQ. FT. OR 0.1985 ACRES	
NET AREA:	150,865.22 SQ. FT. OR 3.463 ACRES	
SITE AREA per DWELLING UNIT:	5,388 sf / 0.124 Acres	
GIS PIN:	4763-15-1153-1927	
PARCEL ID:	P7 17 14 0204	
DEED BOOK REF:	2004-1 - 144421	
EXISTING USE:	COMMERCIAL	
PROPOSED USE:	MULTIPLE FAMILY DWELLINGS - 28 TOTAL	
WATER:	PUBLIC	
SEWER:	PUBLIC	
MUNICIPALITY:	CITY OF BETHLEHEM	
ZONING:	R-G RESIDENTIAL	
NO. OF UNITS:	28 (2 BUILDINGS)	
EXISTING IMPERVIOUS COVERAGE:	41,090.34± SQ. FT. (0.943 ACRES)	
PROPOSED IMPERVIOUS COVERAGE:	45,661 SQ. FT. (1.048 ACRES)	
CHANGE IN IMPERVIOUS COVERAGE:	+4,571 SQ. FT. (+0.105 ACRES)	
	REQUIRED	PROVIDED
MIN. LOT AREA:	12,000 SQ. FT.	159,511.39 SQ. FT.
MIN. LOT WIDTH:	--	--
MAX. IMPERVIOUS COVERAGE:	35% Granted by Zoning Variance	28.63%
MAX. BUILDING COVERAGE:	25%	12.87%
MAX. BUILDING HEIGHT:	35 FT. - 2.5 STORIES	UNDER 35'
BUILDING SETBACKS:		
FRONT YARD:	25 FT.	25 FT.
SIDE YARD:	25 FT.	25 FT.
REAR YARD:	30 FT.	30 FT.
OWNER/DEVELOPER:	HURATIAK HOMES LLC 416 OW ROAD BANGOR PA 18013	
PHONE:	610-509-4531	
	SITE ADDRESS: 912 FIRE LANE BETHLEHEM PA 18016	

PARKING REQUIREMENT:

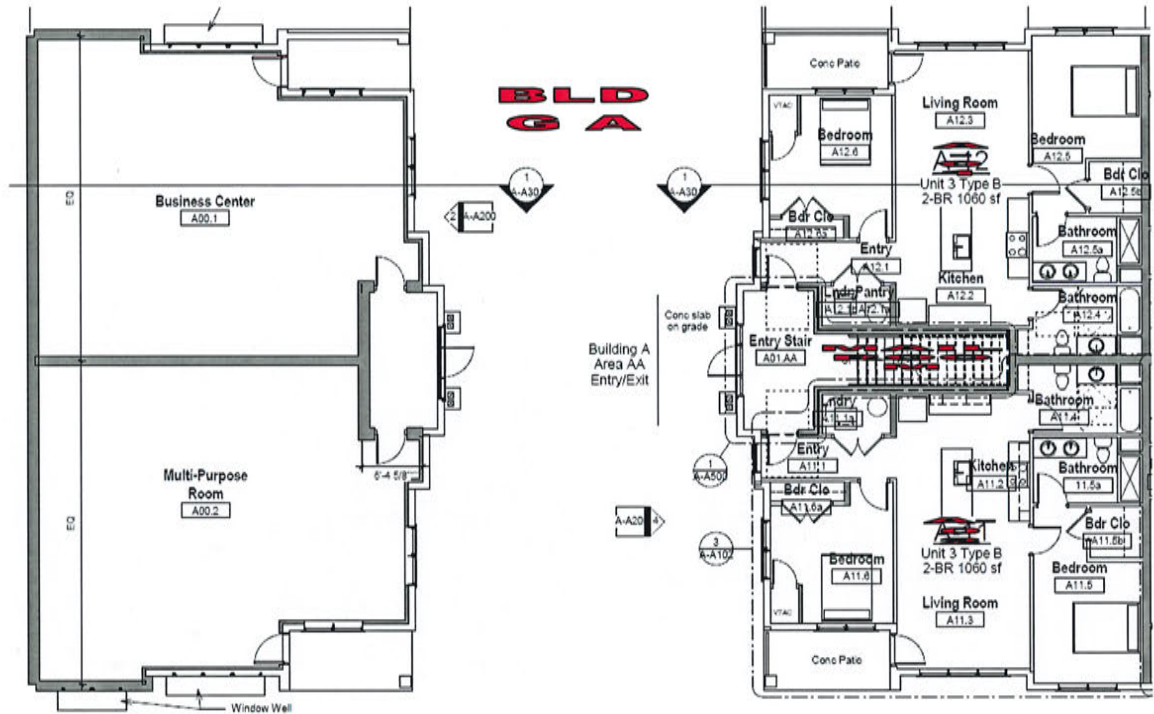
PER Z.O. 1319.01.a.1.ii (2 bedrooms per unit):
 REQUIRED PARKING: 1.75 SPACES PER DWELLING UNIT
 28 x 1.75 = 49 SPACES REQUIRED
 60 SPACES ARE PROVIDED







PROPOSED UNIT LAYOUT FOR BASEMENT BLDG A



4 Overall Floor Plan - Basement
1/8" = 1'-0"

1 Building A - Overall Floor Plan - First Floor
1/8" = 1'-0"



PROPOSED UNIT LAYOUT FOR BASEMENT BLDG B

