



SITE ADDRESS: 2431 Easton Avenue, City of Bethlehem

Office Use Only:

DATE SUBMITTED: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_

PLACARD: \_\_\_\_\_ FEE: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_ 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**

|   |                          |
|---|--------------------------|
| <b>APPLICANT:</b> Gentle Family Dentistry |                          |
| Name                                      | Mubina Gangji            |
| Address                                   | 2431 Easton Avenue       |
|   | Bethlehem, PA 18017-5075 |
| Phone:                                    | ██████████               |
| Email:                                    | ██████████               |

|  |                     |
|--|---------------------|
| <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   | Mubina Gangji       |
| Address  | 2431 Easton Avenue  |
|  | Bethlehem, Pa 18017 |
| Phone:   | [REDACTED]          |
| Email:   | [REDACTED]          |
| <b>ATTORNEY</b> (if applicable):   |                     |
| Name   | James J. Holzinger  |
| Address  | 1216 Linden Street  |
|  | Bethlehem, Pa 18016 |
| 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 |
|-----------------|----------------------------|---------------------------------|-----------------|
| _____           | see attached letter        | _____                           | _____           |
| _____           | _____                      | _____                           | _____           |
| _____           | _____                      | _____                           | _____           |

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.

Zoning Ordinance Section 1306.01.(b), Minimum Rear Yard Setback (10 feet)  
within the CL Limited Commercial Zoning District. A reduction of 1.94 feet  
is requested from the setback to allow the building to be squared-off.

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):

\_\_\_\_\_  
\_\_\_\_\_

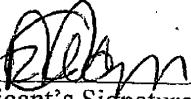
**NARRATIVE**

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

1/23/2023  
Date

  
Property owner's Signature

1/23/2023  
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.**

# OTT CONSULTING INC.

CIVIL ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS

JEFFREY L. OTT, P.E., M.B.A., S.E.O.  
REYNOLD E. PETRE, P.L.S., P.D.C.  
JASON W. BUCHTA, R.L.A.  
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GFDT 2101

January 25, 2023

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

**Re: Gentle Family Dentistry  
2431 Easton Avenue  
City of Bethlehem, Northampton County, Pennsylvania  
Variance Request Narrative**

Dear Members of the Zoning Hearing Board:

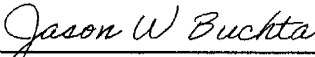
The Applicant, Gentle Family Dentistry, is proposing the construction of a building addition with associated site improvements located at 2431 Easton Avenue. As part of this project, we respectfully request the City to grant the following variance from the City's Zoning Ordinance:

1. **§ 1306.01.(b) – 'Minimum Rear Yard Setback'**. We request a **variance** from this section of the City Ordinance to allow the construction of a building addition that will project into the ten (10') foot rear yard setback. A relief of 1.94 feet is requested to allow the proposed building addition. The adjoining use is an existing bank with a parking lot nearest the proposed building addition. Therefore, there would be no impact to the health, safety, or welfare of the public or the neighboring property.

Thank you for your consideration in this matter. Please feel free to contact the undersigned with any questions or comments.

Sincerely,

**OTT CONSULTING INC.**

  
\_\_\_\_\_  
Jason W. Buchta, R.L.A.  
Senior Landscape Architect

Cc: File