



SITE ADDRESS: 1201 E. 3rd Street

MAR 2 3 2023

CITY OF BETRLEHEM BUREAU OF PLANNING & FORING

Office Use Only	HEARING DATE: APRIL 12, 2023
PLACARD	FEE:500,00
	LASSIFICATION: LOT SIZE:
APPLIC	CATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARI 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^{th} Wednesday of the month. The hearing will be held on the 4^{th} Wednesday of the next month.
3.	If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them is an indexed binder and submit at one time.
	eal/Application to the City of Bethlehem Zoning Hearing Board is by made by the undersigned for: (check applicable item(s):
	Appeal of the determination of the Zoning Officer
	Appeal from an Enforcement Notice dated
X	Variance from the City of Bethlehem Zoning Ordinance
X	Special Exception permitted under the City Zoning Ordinance
	Other: any other relief the zoning officer may require
SECT	ΓΙΟΝ 1
APPI	LICANT:
Name	Pure Light Properties, LLC
Addre	ess 1 West Broad St., Ste 1100
	Bethlehem, PA 18018-5779
Phone	
Email	

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 Same
Address
Phone:
Email:
ATTORNEY (if applicable):
Name Michael A. Santanasto, Esq
Address 210 E. Broad St.
Bethlehem, PA 18018
Phone:
Email:

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

- 1. Attach a site plan, <u>drawn to scale</u>, 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
1306.01(a)(3)	9,000 ft2 - Tract Size	2,400 ft2	6,600 ft2
1306.01(a)(3)	2,500 ft2/dwelling unit	1,200 ft2	1,300 ft2
1319.03	9' width	8' width	1'

None f the Applicant seeks a Special Exception, please state the specifupplicable: 1304.04 Reuse of Certain Corner Lots Allowed in RT f the Applicant seeks an appeal from an interpretation of the Zon accordance with Sec. 1325.11 (b):	
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NARRATIVE	8
A brief statement reflecting why zoning relief is sought and shoul Please see the attached narrative.	ld be granted must be submitted.
CERTIFICATION I hereby certify that the information contained in and attached	d 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	r local rules and regulations, licens
and approvals shall be obtained if the appeal is granted. Applicant's Signature	3 /23 /23 Date
Property owner's Signature	3 23 23 Date
Pagaired by	Data
Received by	Date

City of Bethlehem

Zoning Hearing Board

IN RE: ZHB Application of Pure Light Properties, LLC

<u>Narrative</u>

Pure Light Properties LLC is the owner of the following properties:

1201 E. 3rd Street which includes the mailing address of 217 Hobart Street a preexisting multi dwelling unit property containing two dwelling units one with a mailing address of 1201 E. 3rd St. and one at 217 Hobart St.

1179 E. 3rd Street an automobile repair garage with an office, one repair bay and off-street parking.

215 Hobart Street a separate residential dwelling unit adjacent to 1201 E. 3rd St.

Applicant purchased 1201 E. 3rd Street as a multi dwelling unit property with a unit at 1201 E. 3rd St. and a second unit with a mailing address of 217 Hobart Street. The property also includes a 2-car garage below the 217 Hobart Street mailing address.

The Applicant has converted and seeks a Special Exception under 1304.04 to permit 3 residential units and one commercial unit at 1201 E. 3rd St. The commercial unit is less than 4000 ft2 and will be limited to a commercial use outlined in 1304.04(a), specifically at the time of this proposal a retail pet food and supplies shop has been actively negotiated, but due to the timing of the approvals the Tenant will not enter into a lease until the approvals are received. The name of the pet food and supplies store is "Universal Frenchies" a reference to a dog breed. The owner is familiar with the neighborhood and previously operated a business nearby. The hours of the pet supplies and food store would be 9am – 5pm, Monday through Friday.

The property has an existing storefront character with larger display windows on the South and West sides of the building facing 3rd and Hobart streets respectively. The door is also located at the corner of the building which would also indicate a traditional commercial use.

It is the Applicant's belief that the building was previously occupied as a commercial use. The Applicant is familiar with and

The Applicant seeks up to a 20 ft2 window sign to advertise the business.

As part of the Special Exception the Applicant also seeks the Board to reduce the requisite parking from 6 spaces to 5 spaces as the Applicant is going to provide an ADA parking space as well. Parking will be provided pursuant to Lease at 1179 E. 3rd Street a map of the parking is attached hereto.









google.com/maps/@40.6127041,-75.3598585,53m/data=I3m111e3

