





SITE ADDRESS: 53 E. Lehigh Street, Bethlehem, PA 18018

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>	
Name	Westgate Jewelers, LLC
Address	1786 W. Union Blvd. Bethlehem, PA 18018
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	USW
Address	53 E. Lehigh Street
	Bethlehem, PA 18018
Phone:	[REDACTED]
Email:	
<b>ATTORNEY</b> (if applicable):	
Name	James F. Preston, Esquire
Address	38 West 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
N/A	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

1305.01(b) - Use Variance

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

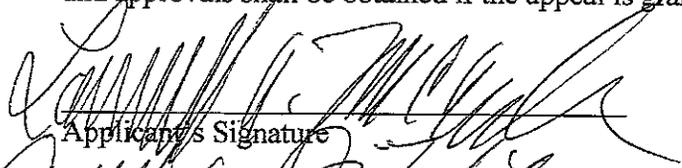
**NARRATIVE**

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

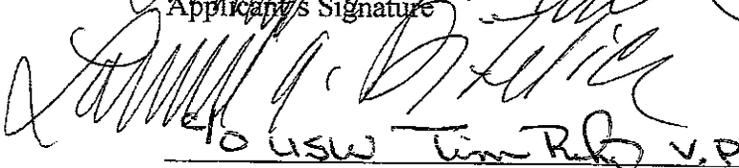
**CERTIFICATION**

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

4/13/23  
Date

  
Property owner's Signature

4-13-23  
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.**

## **NARRATIVE**

**Re: 53 E. Lehigh St.**

**Date: April 14, 2023**

The Subject Property is in the I (Institutional) Zoning District. The Applicant intends to operate an internet-based jewelry store within a portion of the Subject Property following displacement from the Westgate Mall where the business operated over twenty years. Applicant seeks an interpretation of Z.O. § 1305.01(b) and in the alternative a use variance for the proposed use. The proposed use will have minimal to no impact on the surrounding neighborhood.

COPY

**AUTHORIZATION**

I, **TIM REHRIG**, as representative owner of 53 E. Lehigh St. Bethlehem, PA 18018 (the "Subject Property") hereby authorize Laurel DiFelice of Westgate Jewelers LLC to seek zoning relief for the proposed use at the Subject Property.

Tim Rehrig (SEAL)  
Date: 4-14-23