



SITE ADDRESS: 838 TIOGA AVE. 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 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	<u>YVONNE HOLTES</u>
Address	<u>838 TIOGA AVE. BETHLEHEM, PA 18018</u>
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 *N/A*

Address

Phone:

Email:

ATTORNEY (if applicable):

NOT AT THIS TIME.

Name

Address

Phone:

Email:

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: A HOME OCCUPATION THAT DOES NOT MEET THE

ADDITIONAL STANDARDS FOR A MINOR HOME OCCUPATION
IN ARTICLE 1322(i)(ii)

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.

Yvonne Helis
Applicant's Signature

4.12.23
Date

SAME
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.

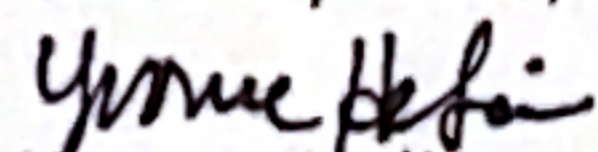
Yvonne Holjes
838 Tioga Ave.
Bethlehem, Pa 18018
yvonespa@msn.com
908-319-1404

4/12/23:

Dear Zoning Board Members,

My name is Yvonne Holjes and I am the current owner of Yvonne's Salon. I would like to relocate my business of thirty-two years to my home. I am requesting zoning relief at my home residence (listed above), because I would like to put a small one station hair salon in my garage. I would be operating it on my own, with a very small pre-existing clientele. I am semi-retired and would service approximately three to four people a day, three days a week. I would operate on an appointment only basis with no walk-ins.

Sincerely Yours,


Yvonne Holjes

March 20, 2023

CD. Holjes
838 Tioga Avenue
Bethlehem, PA 18018

Re: **Yvonne's Salon**
838 Tioga Avenue
Bethlehem, PA 18018

Dear Mr. Holjes:

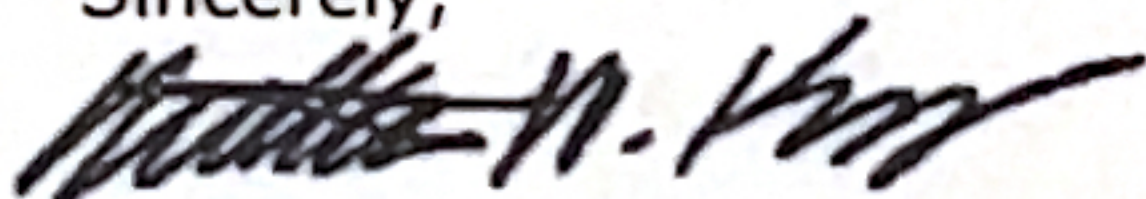
Acting upon the recommendation(s) from Pennsylvania's Accessibility Advisory Board, the Designee of the Secretary of the Department of Labor & Industry has ruled the following:

Variance Request: Requesting a variance from §§305.4.1 and 305.8.1 of the 2018 International Existing Building Code and §1105.1 of the 2018 International Building Code, as they pertain to §402.2 of the 2009 American National Standards Institute A117.1 standard, to waive the requirement of providing an accessible entrance to the hair salon.

The variance is GRANTED.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Matthew W. Kegg, Director
For: Secretary of Labor & Industry

nmg

cc: M. Simonson

August 23, 2022

CD. Holjes
838 Tioga Avenue
Bethlehem, PA 18018

Re: **Yvonne's Salon**
838 Tioga Avenue
Bethlehem, PA 18018

Dear Mr. Holjes:

Acting upon the recommendation(s) from Pennsylvania's Accessibility Advisory Board, the Designee of the Secretary of the Department of Labor & Industry has ruled the following:

Variance Request: Requesting a variance from §306.5 of the 2021 International Existing Building Code and §1110.2 of the 2021 International Building Code, as they pertain to §603.1 of the 2017 American National Standards Institute A117.1 standard, to waive the requirement of providing an accessible toilet room within the new salon space due to space limitations of the existing conditions.

The variance is GRANTED.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Matthew W. Kegg, Director
For: Secretary of Labor & Industry

nmg

cc: M. Simonson

PAVED SIDEWALK MIN WIDTH
PER BETHLEHEM CITY CODE

(E) LANDSCAPING TO REMAIN

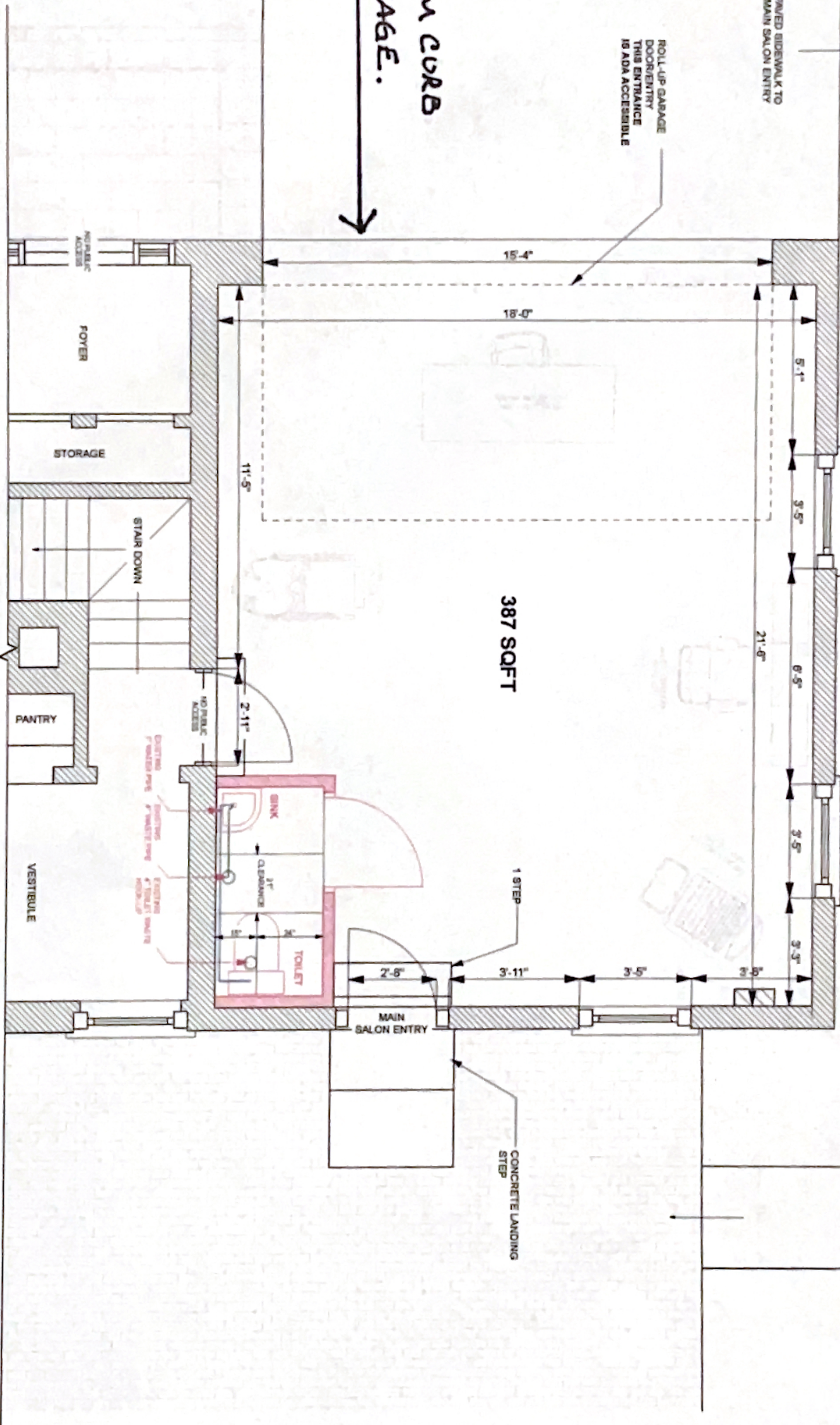
PAVED SIDEWALK TO
MAIN SALON ENTRY

ROLL-UP GARAGE
DOOR/ENTRY
THIS ENTRANCE
IS ADA ACCESSIBLE

PAVED DRIVEWAY

60' FROM CURB
TO GARAGE.

387 SQFT



YVONNE'S SALON
838 Toga Ave
Bethlehem, PA 18018

Option 1: Lowest cost

Notes
All plumbing will adhere to Bethlehem city code

