



SITE ADDRESS: 307 E 4th Street

JUN 3 0 2023

CITY OF BETHLEHEM BUREAU OF PLANNING & ZOMING

| e Use Only: TE SUBMITTED: |  | HEARING DATE:  |  |  |
|---------------------------|--|--|--|--|
| CARD:                     |  | FEE:   |  |  |
| NING C                    | CLASSIFICATION:  | LOT SIZE:  |  |  |
| PPLIC                     |  | CITY OF BETHLEHEM ZONING HEARING BOARD   |  |  |
|                           | 10 EAST CHURCH S   | STREET, BETHLEHEM, PA 18018  |  |  |
| 1.                        | ., .   | t (8) copies of this application and all supporting ficer, along with the filing fee. Include site plans and/or  |  |  |
| 2.                        | The application is due by 4PM on a on the 4 <sup>th</sup> Wednesday of the next m  | the 4 <sup>th</sup> Wednesday of the month. The hearing will be held onth.   |  |  |
| 3.                        | . If you are submitting MORE TH<br>an indexed binder and submit at   | IAN 10 exhibits at the hearing, you MUST place them in one time.   |  |  |
|                           | TOTAL STATE OF THE | Designation of the control of the co |  |  |
|                           | eby made by the undersigned  | of Bethlehem Zoning Hearing Board is d for: (check applicable item(s):   |  |  |
| here                      | Appeal of the determination  | d for: (check applicable item(s): on of the Zoning Officer   |  |  |
|                           | Appeal of the determination Appeal from an Enforcement   | d for: (check applicable item(s):  |  |  |
| here                      | Appeal of the determination Appeal from an Enforcem Variance from the City of  | d for: (check applicable item(s): on of the Zoning Officer nent Notice dated   |  |  |
| here                      | Appeal of the determination Appeal from an Enforcem Variance from the City of  | on of the Zoning Officer nent Notice dated  Bethlehem Zoning Ordinance   |  |  |
| here                      | Appeal of the determination Appeal from an Enforcement Variance from the City of Special Exception permitted   | on of the Zoning Officer  ent Notice dated  Bethlehem Zoning Ordinance  ted under the City Zoning Ordinance  |  |  |
| here                      | Appeal of the determination Appeal from an Enforcement Variance from the City of Special Exception permitted Other: Change of use  | on of the Zoning Officer nent Notice dated  Bethlehem Zoning Ordinance ted under the City Zoning Ordinance   |  |  |
| here                      | Appeal of the determination Appeal from an Enforcement Variance from the City of Special Exception permitted Other: Change of use  TION 1  LICANT: Kirkwood Equity Fund  | on of the Zoning Officer nent Notice dated  Bethlehem Zoning Ordinance ted under the City Zoning Ordinance   |  |  |
| here                      | Appeal of the determination Appeal from an Enforcement Variance from the City of Special Exception permitted Other: Change of use  TION 1  LICANT: Kirkwood Equity Funder Mark Gallagher   | on of the Zoning Officer nent Notice dated  Bethlehem Zoning Ordinance ted under the City Zoning Ordinance   |  |  |
| here                      | Appeal of the determination Appeal from an Enforcement Variance from the City of Special Exception permitted Other: Change of use  TION 1  LICANT: Kirkwood Equity Fund  | on of the Zoning Officer nent Notice dated  Bethlehem Zoning Ordinance ted under the City Zoning Ordinance   |  |  |



| <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 applica                                  | ation is filed. |  |  |
| Name  |                 |  |  |
| Address   |                 |  |  |
|   |                 |  |  |
| Phone:  |                 |  |  |
| Email:  |                 |  |  |
| ATTORNEY (if applicable):   | 4               |  |  |
|   | •               |  |  |
| 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.
- If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
   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<br>Code                          | Dimension Required by Code | Dimension Proposed by Applicant | Variance<br>Sought |
|---|----------------------------|---------------------------------|--------------------|
| 1306<br>RT Tract Size                       | 9,000                      | 5,674                           |                    |
| 1306<br>RT Lot Area<br>Per Dwelling<br>1306 | 2,500                      | 1,418.50                        |                    |
| RT<br>Lot Width                             | 90                         | 41                              |                    |

2

| If the Applicant seeks a use or other variance, please state to Ordinance applicable and describe the variance sought.   | he specific section(s) of the Zoning           |
|--|--|
| Applicant is seeking change in use from Commercial-Office to Multi-  | ti-Family Dwelling with 4 dwellings.           |
| Applicant is seeking to continue use of existing 3-bedroom home in   | rear of property.                              |
| If the Applicant seeks a Special Exception, please state the applicable:   |  |
| If the Applicant seeks an appeal from an interpretation of the in accordance with Sec. 1325.11 (b):  | he Zoning Officer, state the remedy sought     |
| NARRATIVE  A brief statement reflecting why zoning relief is sought and  | d should be granted must be submitted.         |
| CERTIFICATION  I hereby certify that the information contained in and at correct to the best of my knowledge and belief.  I also certify that I understand that any and all federal, and approvals shall be obtained if the appeal is granted. | state or local rules and regulations, licenses |
| Applicant's Signature  | 05/04/2023<br>Date                             |
| Property owner's Signature   | 05/04/2023<br>Date                             |
| Received by  | Date   |
| NOTICE: If the Decision of the Zoning Hearing Bo responsible for the cost of the transcript.   | pard is appealed, the appellant is             |

# 305 E 4th Street Narrative

The subject property is located in the CL zoning district and was most recently used as a counseling center. It was formerly a dentist's office, and before that it is presumed to have been residential use.

The subject parcel has an odd lot shape, and the adjacent parking lot which fronts on Taylor Street and is known as 326 Taylor Street, is also owned by Kirkwood Equity Fund LLC ("Kirkwood") as a separate parcel.

The existing structure that fronts 4th Street is in need of heavy repair. The building is chopped up into tiny offices with uneven floors.

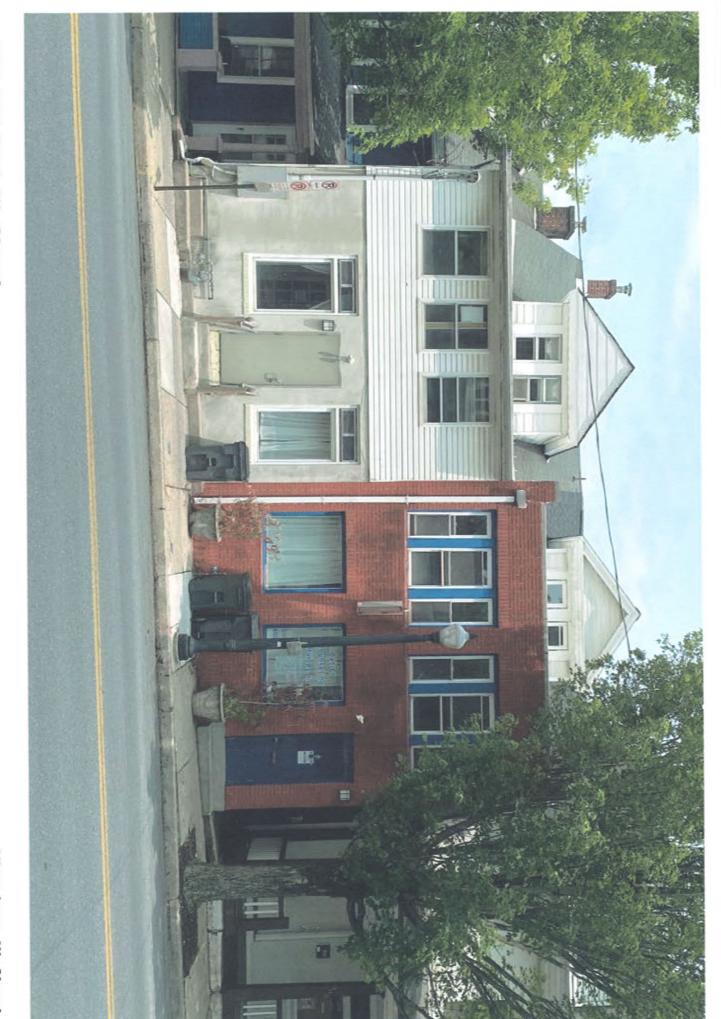
The existing structure in the rear along the trail is in need of modest repairs to continue its use as a 3-bedroom dwelling.

Kirkwood is seeking a change in use on the front building to a multi-family dwelling of 4 units. This is a permitted use in the CL district. Kirkwood is seeking dimensional variances for Tract Size, Lot Area Per Dwelling, and Lot Width.

If Kirkwood combined parcels of the Taylor Street parking lot and 4th Street parcel, tract size and lot area per dwelling would be met. However, a variance for 90 foot lot width would still be necessary.

On either side of the 4th Street structure, residential dwellings exist.

In summary, Kirkwood is seeking dimensional variances in order to accommodate a change in use to Multi-Family. Additionally, Kirkwood seeks to continue use of a 3-bedroom dwelling at the rear of the property.







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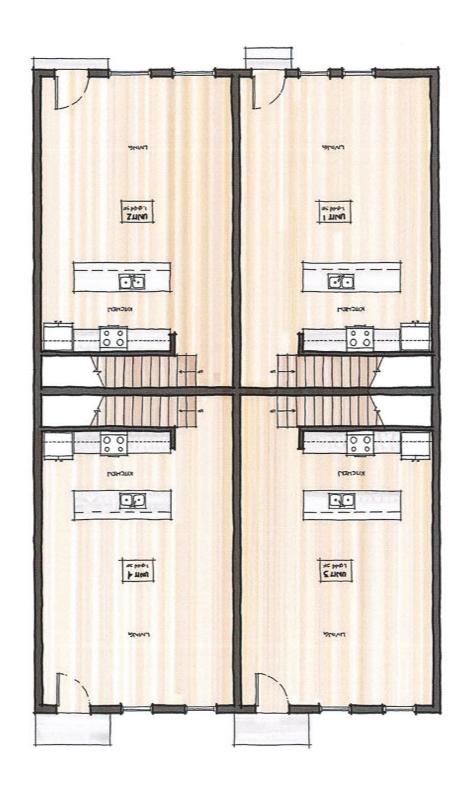
**ZONING APPLICATION** 

HANNI HANNI

(2) UPPER FLOOR PLAN



### 133812 HIRUON 12A3



PLANS

FLOOR

CONSTRUCTION NOT FOR

















T) PARKING LOT PLAN PARKING LOT Tuoyaj NOT FOR 4,900 SF :3ZIS 101 PARKING LOT TJAH92A 305-307 EAST 4TH STREET BETHLEHEM, PA 18015 EXISTING ZONING APPLICATION TAYLOR STREET