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SEP 08 2023

SITE ADDRESS: 1218, 1224, 1226 E. 6th STREET

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Office Use Only:

DATE SUBMITTED: Sept 8, 2023

HEARING DATE: Sept 27, 2023

PLACARD: _____

FEE: \$500

ZONING CLASSIFICATION: RT-High Density 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:	CHTL-3 INC.
Name	C/O PHILIP MARITSCH
Address	4511 FARMER DRIVE
	BETHLEHEM PA 18020
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	SAME AS APPLICANT
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	JOSEPH J. PIPERATO, III, ESQUIRE
Address	EAST BURN + GRAY, P.C.
	412 W. BROAD 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
1316.01(e)	5' VERTICAL HEIGHT OF WALL	9.51'(MAX) 5.35'(AVG)	4.51'(MAX) .35'(AVG)
_____	_____	_____	_____
_____	_____	_____	_____

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.

1316.01(e) - MAXIMUM VERTICAL DROP OF TERRACES

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.

SEE ATTACHED

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

9/7/23
Date

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.

CHTL-3 INC.
ZONING VARIANCE APPLICATION
CITY OF BETHLEHEM
APPLICATION NARRATIVE

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CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Applicant seeks variance to **Section 1316.01(e) – [Maximum Vertical Drop of Terraces]** to construct a structural retaining wall across Lots 7, 8, and 9 of the “City Lights” Development located at 1218, 1224, and 1226 6th Street (formerly “Riverview Heights”) in excess of the required 5’ maximum vertical height. The proposed wall will have a maximum height of 9.51’, and an average height of 5.35’ over its entire length. The length of the wall in excess of the maximum 5’ height is 83.59’ (58% of overall length). The average height of the wall within the length in excess of the 5’ maximum height (83.59’) is 7.2’.

The applicant believes the construction of this wall as proposed is necessary due to the topographic constraints of the property, the proximity of the building envelope of Lot 7 to the property line (15’), the proximity of the proposed wall to the property line (8’), the need to facilitate proper drainage around the subject dwellings, the need to provide adequate parking in the front yard, and the need to avoid unnecessary additional disturbance to steep slopes as depicted on the included exhibits.

Additional testimony in support of the above will be provided at the Zoning Hearing Board.

CHTL-3 Inc.

Zoning Application

Legend

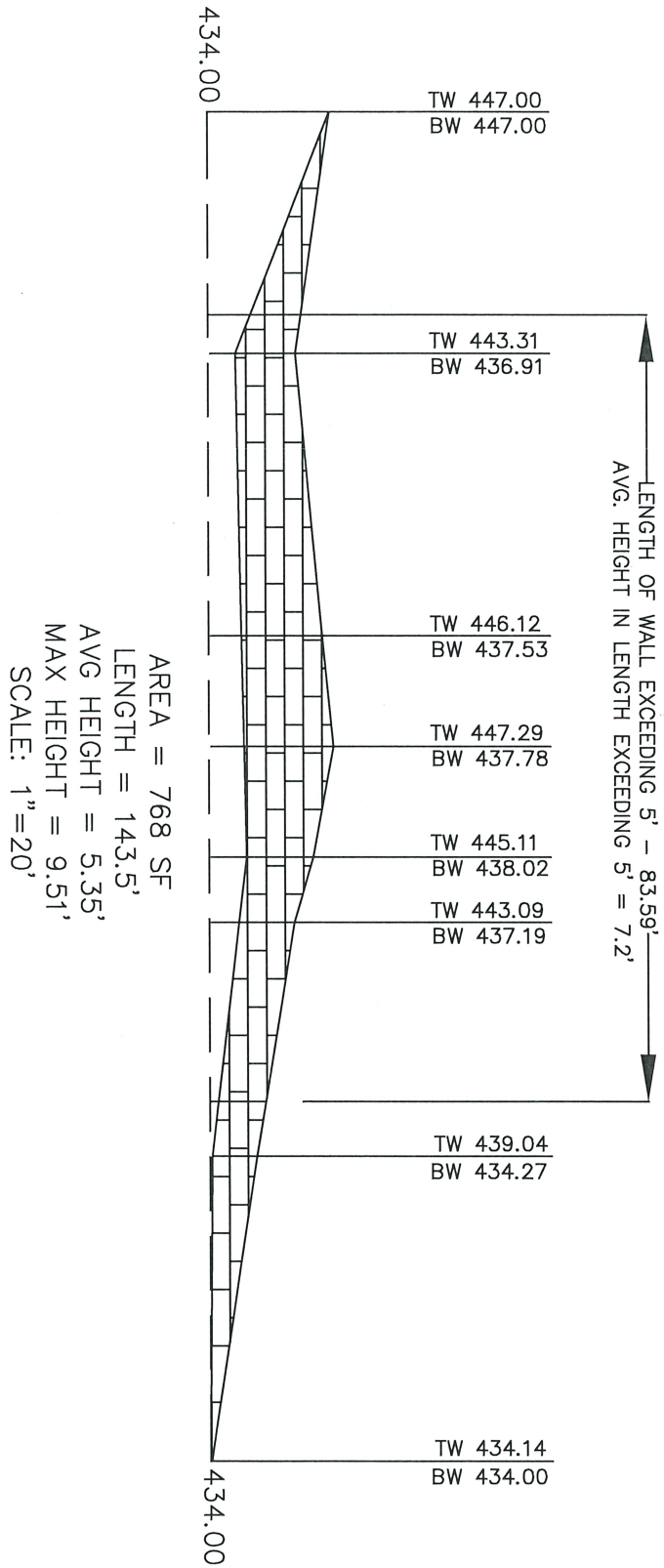
- 1218 E 6th St
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Iglesia Nuevo Amanecer
- The Bethlehem Skateplaza
- The Gathering Place Int. Mins
- Wind Creek Bethlehem



Google Earth

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MAP LEGEND

PROPERTY LINE	PIN/CONCRETE MONUMENT	○/◇
RIGHT-OF-WAY LINE	SPOT ELEVATION	× 377.4
ADJACENT PROPERTY LINE	DRAINAGE INLET (C-TOP/M-TOP)	⊗ / ⊗
EASEMENT LINE	DRAINAGE MANHOLE	⊙
BUILDING SETBACK LINE	SANITARY MANHOLE	⊙
ROADWAY CENTERLINE	FIRE HYDRANT	⊙
CHAIN LINK FENCE LINE	WATER VALVE	⊙
CONTOUR LINE	WATER SHUTOFF	⊙
TREE LINE	GAS VALVE	⊙
CONCRETE CURBING	UTILITY POLE	⊙
CONCRETE SIDEWALK	LIGHT POLE	⊙
STORM SEWER PIPE	DECIDUOUS/EVERGREEN TREE	⊙
SANITARY SEWER	STREET/TRAFFIC SIGN	⊙
WATER LINE	SOILS DELINEATION	⊙
GAS LINE	EXIST. EASEMENT AREA	⊙
OVERHEAD ELECTRIC		⊙
UNDERGROUND ELECTRIC		⊙
SOILS BOUNDARY		⊙
ZONING BOUNDARY		⊙

OVERALL GRADING PLAN

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

GENERAL NOTES

- THIS MAP REPRESENTS A BOUNDARY SURVEY PERFORMED BY HARTE ENGINEERING ON OR BEFORE JUNE 18, 2003.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED HARTE ENGINEERING AND PROVIDED TO US BY THE OWNER/APPLICANT. AS-BUILT DATA OF THE EXISTING ROADS, CURBING, UTILITIES, ETC. WAS PREPARED BY VAN CLEEF ENGINEERING IN MAY OF 2022. HORIZONTAL DATUM IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD 83, PA SOUTH ZONE. ELEVATION DATUM IS NAVD 1988 BASED UPON GPS CONTROL. BENCHMARK - MAG NAIL SET IN CURB ON NORTH SIDE OF SEVENTH STREET, 52' WEST OF CL OF EDWARD STREET. - ELEV=456.88
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS IS TAKEN FROM THE EXISTING SUBDIVISION PLANS "RIVER VIEW HEIGHTS", PREPARED BY HARTE ENGINEERING (REF 1)
- NO CERTIFICATION IS MADE BY VCEA AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 121 OF 2008 (UNDERGROUND UTILITY LINE PROTECTION ACT).
- THERE ARE NO WETLANDS SHOWN HEREON PER THE "RIVER VIEW HEIGHTS" SUBDIVISION PLAN (REF 1).
- PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREA DETERMINED TO BE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) LEHIGH COUNTY PENNSYLVANIA PANEL 239 OF 340 MAP NO. 42077C0239F AND PANEL 243 OF 340 MAP NO. 42077C0328E EFFECTIVE DATE OF JULY 16, 2014.

REFERENCE PLANS

- PLAN ENTITLED, "RIVER VIEW HEIGHTS RECORD PLAN" AS PREPARED BY HARTE ENGINEERING INC., DATED JUNE 23, 2000, LAST REVISED MAY 20, 2003 AND RECORDED IN THE NORTHAMPTON COUNTY RECORDER OF DEEDS OFFICE IN MAP BOOK 2004-5, PAGE 738.

RECORD OWNER

CTHL 3 INC.
824 8TH AVE
BETHLEHEM, PA 18018

APPLICANT

TUSKES HOMES
MICHAEL TUSKES, PRESIDENT
4511 FALMER DRIVE
BETHLEHEM, PA 18020

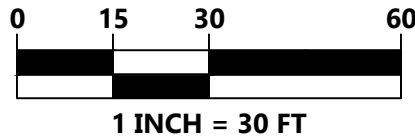
SITE INFORMATION

FORMERLY "RIVER VIEW HEIGHTS" - LOTS 1-38
MB 2004-5, PG 738
PAR ID: P6SE2C-1-1-1 to P6SE2C-1-1-37
DEED: 2000-1 / 174395
ADDRESS: SIXTH AND SEVENTH STS., BETHLEHEM, PA

PROPOSED LOTS:

LOT #	ADDRESS	TAX PARCEL	AREA (AC.)	AREA (SF)
1	1247 SIXTH STREET	P6SE2C 1 1-1 0204	0.0918	4,000
2	1243 SIXTH STREET	P6SE2C 1 1-2 0204	0.0918	3,800
3	1239 SIXTH STREET	P6SE2C 1 1-3 0204	0.0918	3,800
4	1235 SIXTH STREET	P6SE2C 1 1-4 0204	0.0918	3,997
5	1231 SIXTH STREET	P6SE2C 1 1-5 0204	0.0889	3,871
6	1227 SIXTH STREET	P6SE2C 1 1-6 0204	0.2119	9,228
7	1218 SIXTH STREET	P6SE2C 1 1-7 0204	0.1041	4,534
8	1224 SIXTH STREET	P6SE2C 1 1-8 0204	0.1045	4,554
9	1226 SIXTH STREET	P6SE2C 1 1-9 0204	0.1074	4,679
10	1228 SIXTH STREET	P6SE2C 1 1-10 0204	0.0903	3,932
11	1230 SIXTH STREET	P6SE2C 1 1-11 0204	0.0916	3,989
12	1232 SIXTH STREET	P6SE2C 1 1-12 0204	0.0939	4,089
13	1234 SIXTH STREET	P6SE2C 1 1-13 0204	0.0854	3,721
14	1236 SIXTH STREET	P6SE2C 1 1-14 0204	0.0735	3,200
15	1240 SIXTH STREET	P6SE2C 1 1-15 0204	0.0735	3,200
16	1244 SIXTH STREET	P6SE2C 1 1-16 0204	0.0781	3,400
17	1257 SEVENTH STREET	P6SE2C 1 1-17 0204	0.1171	5,102
18	1251 SEVENTH STREET	P6SE2C 1 1-18 0204	0.1056	4,600
19	1249 SEVENTH STREET	P6SE2C 1 1-19 0204	0.1056	4,600
20	1245 SEVENTH STREET	P6SE2C 1 1-20 0204	0.1056	4,600
21	1239 SEVENTH STREET	P6SE2C 1 1-21 0204	0.1056	4,600
22	1231 SEVENTH STREET	P6SE2C 1 1-22 0204	0.4333	18,875
23	1218 SEVENTH STREET	P6SE2C 1 1-23 0204	0.1534	6,681
24	1224 SEVENTH STREET	P6SE2C 1 1-24 0204	0.1798	7,831
25	1226 SEVENTH STREET	P6SE2C 1 1-25 0204	0.1046	4,556
26	1228 SEVENTH STREET	P6SE2C 1 1-26 0204	0.0965	4,204
27	1230 SEVENTH STREET	P6SE2C 1 1-27 0204	0.0938	4,088
28	1232 SEVENTH STREET	P6SE2C 1 1-28 0204	0.0878	3,823
29	1234 SEVENTH STREET	P6SE2C 1 1-29 0204	0.1041	4,533
30	1236 SEVENTH STREET	P6SE2C 1 1-30 0204	0.0889	3,873
31	1240 SEVENTH STREET	P6SE2C 1 1-31 0204	0.0784	3,415
32	1244 SEVENTH STREET	P6SE2C 1 1-32 0204	0.0758	3,300
33	1248 SEVENTH STREET	P6SE2C 1 1-33 0204	0.0758	3,300
34	1250 SEVENTH STREET	P6SE2C 1 1-34 0204	0.0758	3,300
35	1252 SEVENTH STREET	P6SE2C 1 1-35 0204	0.0758	3,300
36	1256 SEVENTH STREET	P6SE2C 1 1-36 0204	0.0807	3,515

GRAPHIC SCALE



DATE:	JUNE 02, 2022
SCALE:	1"=30'
DESIGNED BY:	TJL
DRAWN BY:	TJL
CHECKED BY:	DEW
JOB NO.	22-02-BC1

1	PER CITY OF BETHLEHEM COMMENTS	TA	06/29/22
REV	DESCRIPTION	AUTH	DATE

Mark A. Bahnick

MARK A. BAHNICK, PA PE NO. PE-037877-E



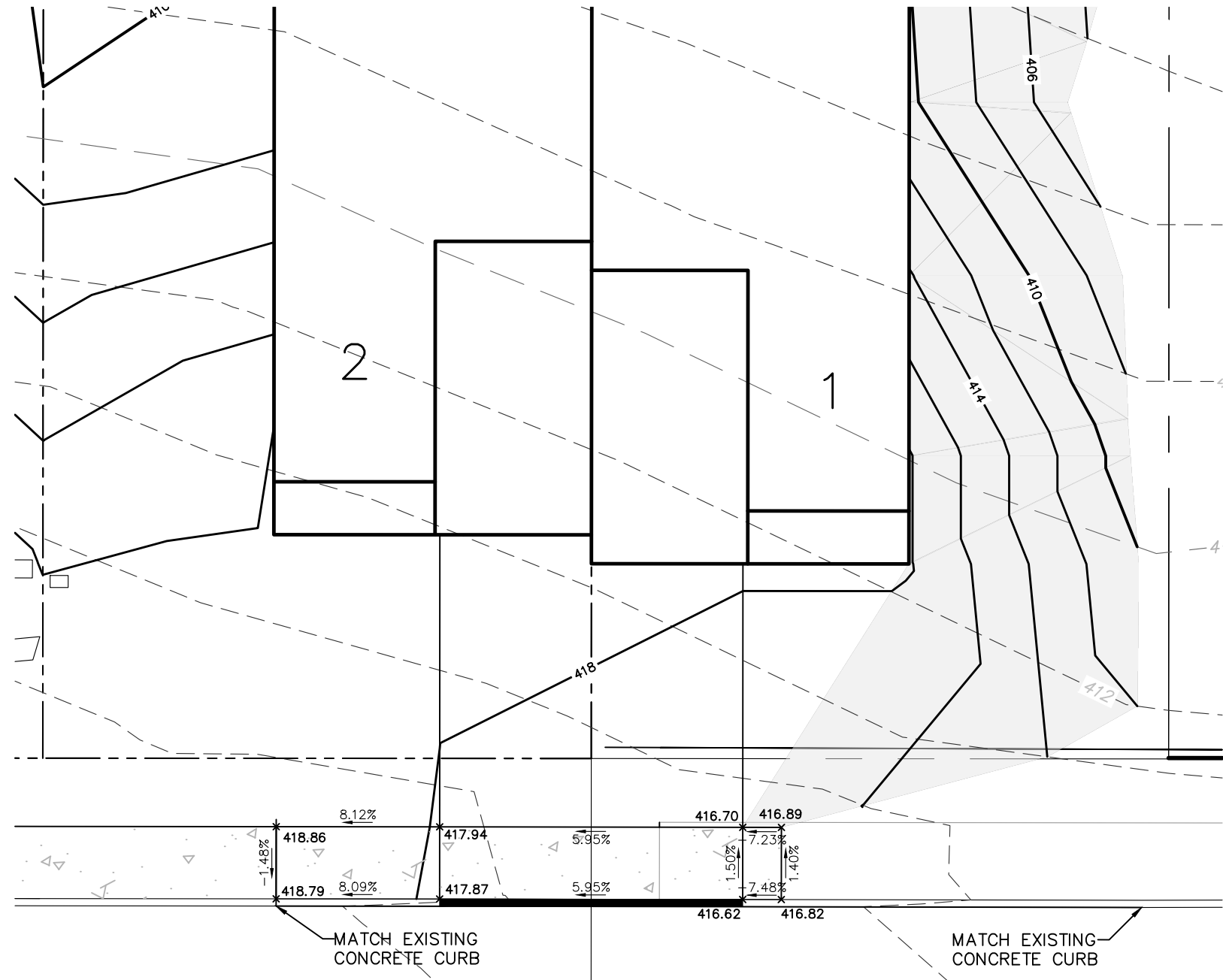
VAN CLEEF ENGINEERING ASSOCIATES, LLC
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BETHLEHEM, PA 18017
WEB: WWW.VANCLEEFENGINEERING.COM
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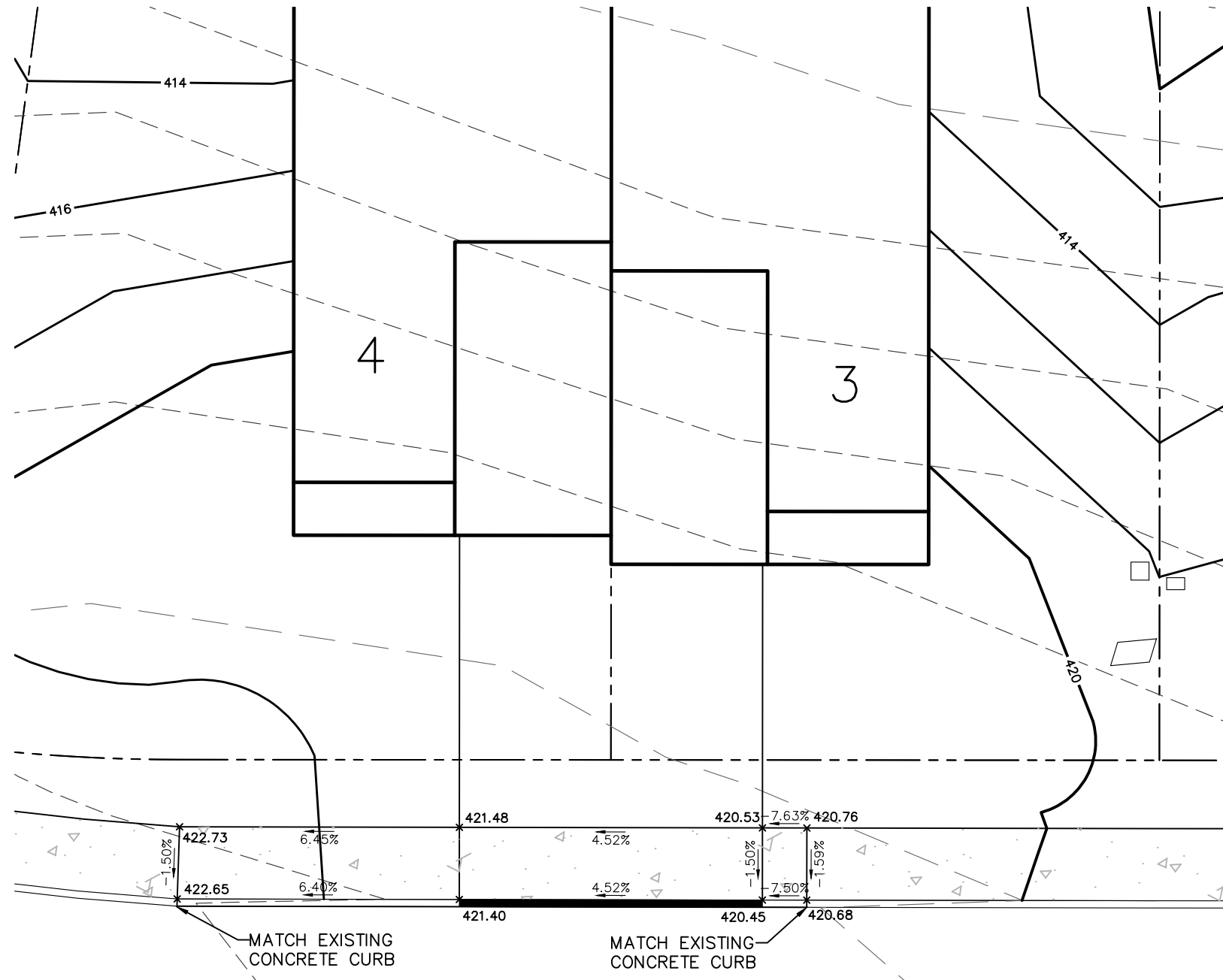
OVERALL GRADING PLAN

FOR
CITY LIGHTS
(FORMERLY RIVER VIEW HEIGHTS)
CITY OF BETHLEHEM,
NORTHAMPTON COUNTY, PENNSYLVANIA

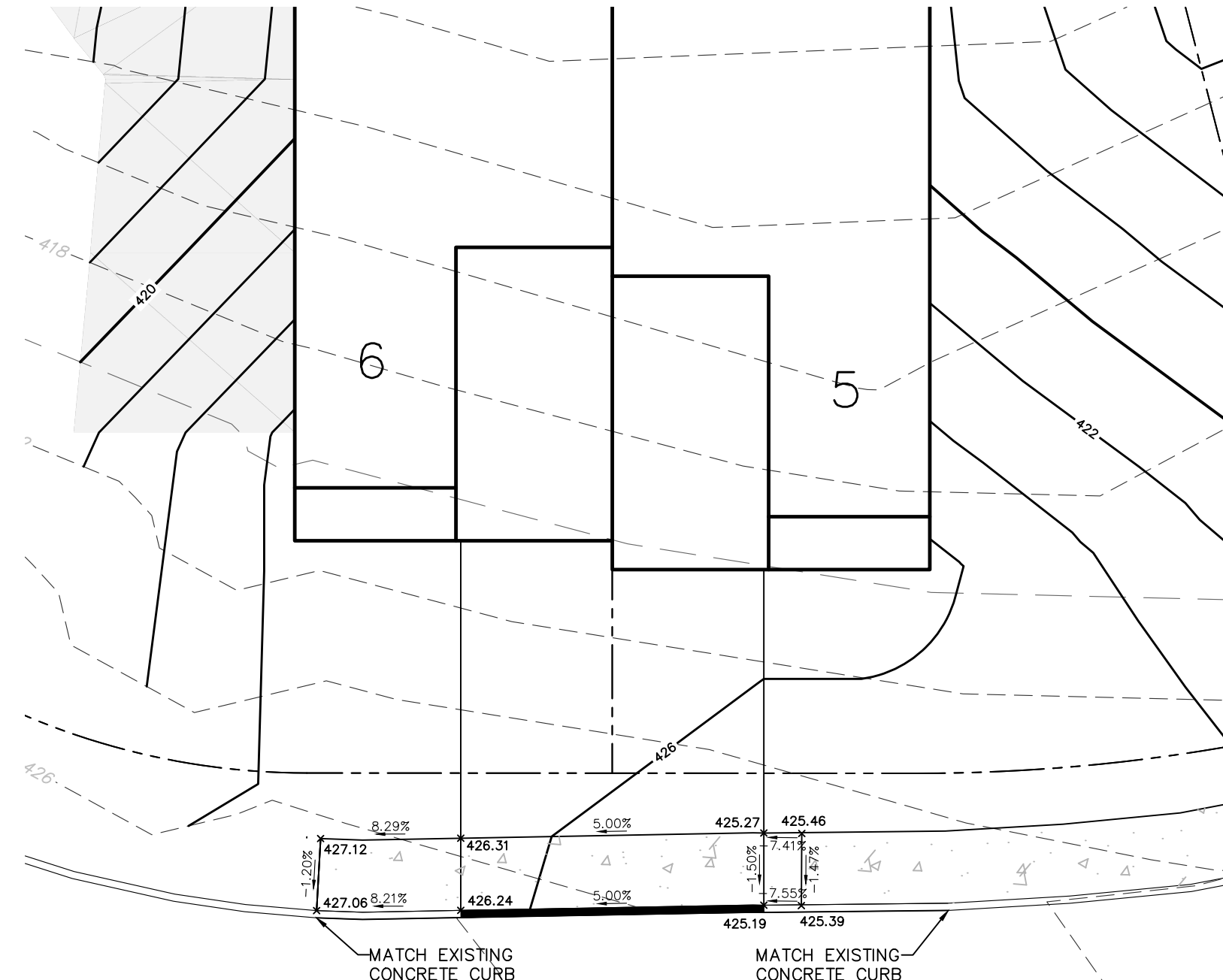
01
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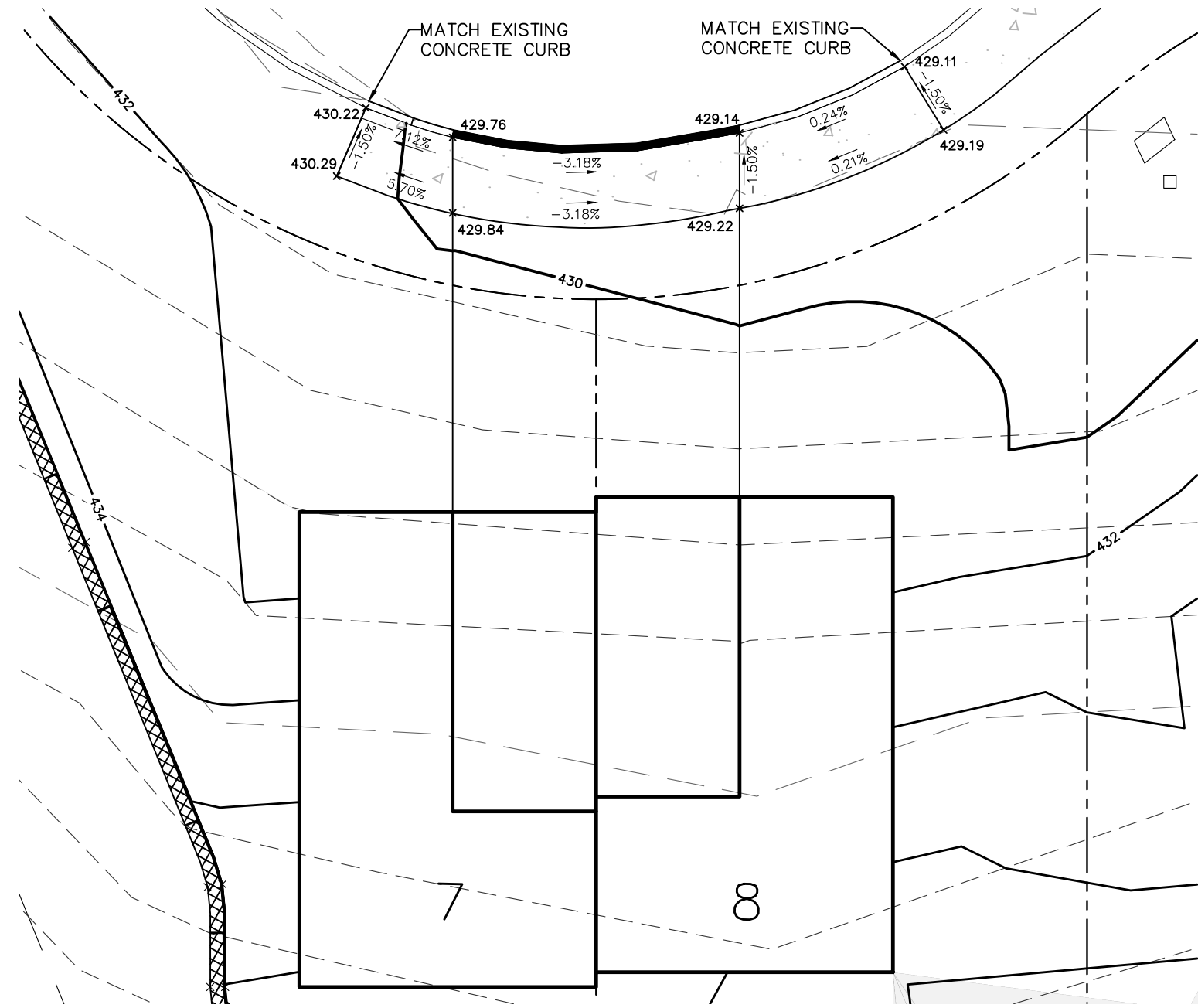
LOTS 1 AND 2 DRIVEWAY GRADING PLAN



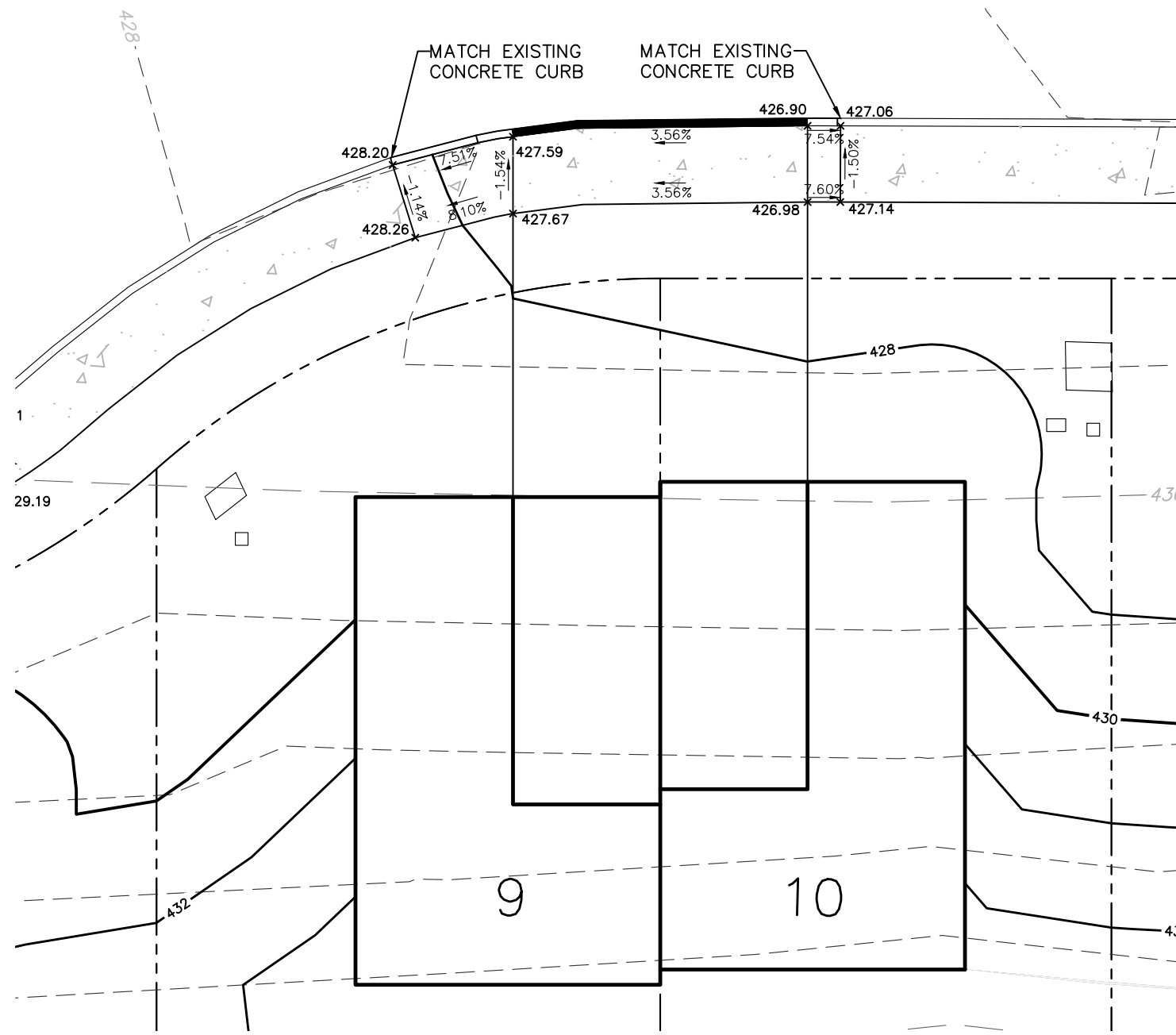
LOTS 3 AND 4 DRIVEWAY GRADING PLAN



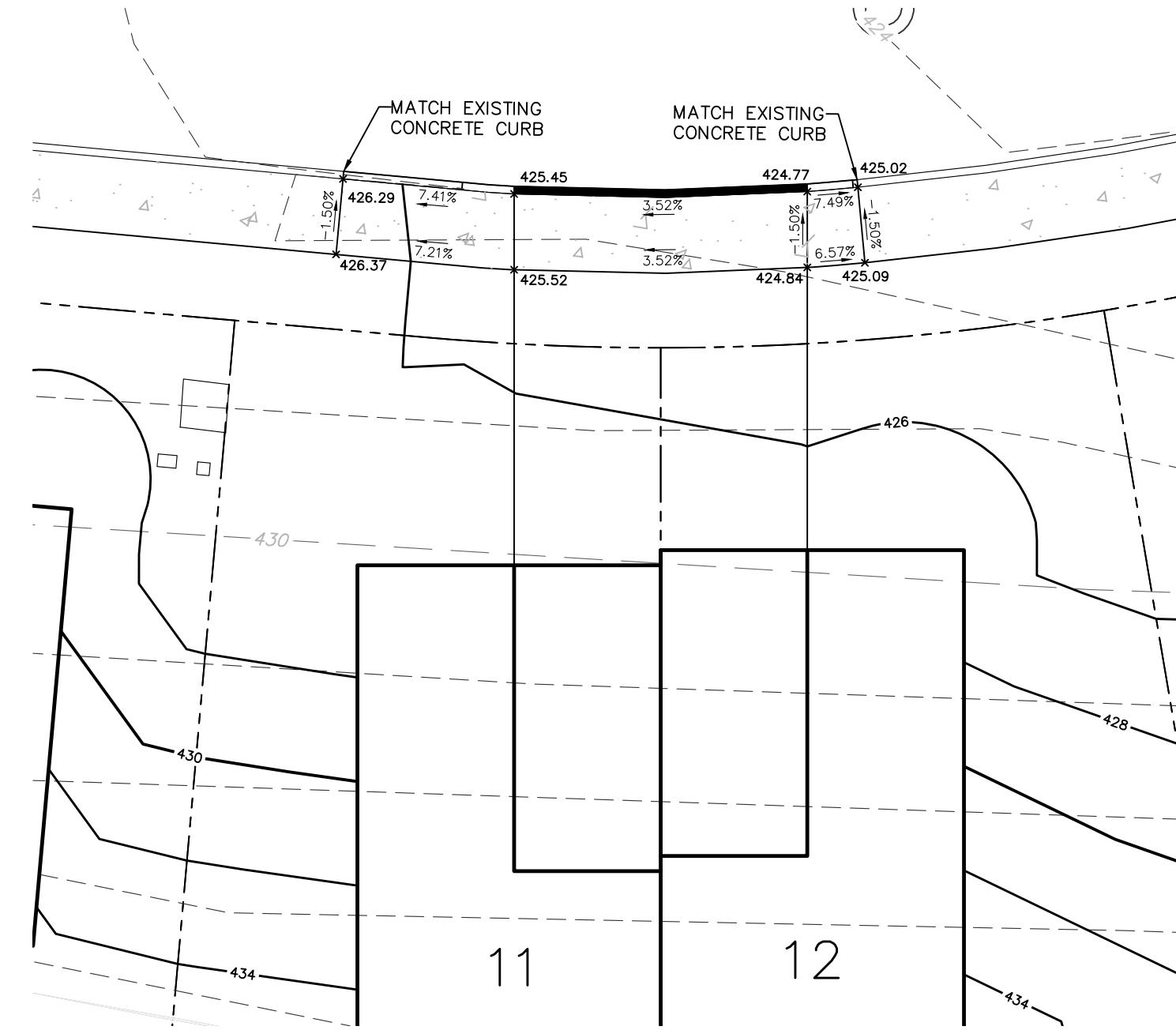
LOTS 5 AND 6 DRIVEWAY GRADING PLAN



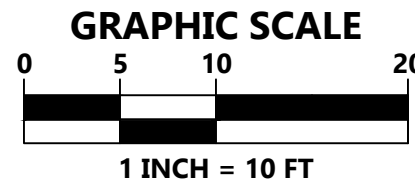
LOTS 7 AND 8 DRIVEWAY GRADING PLAN



LOTS 9 AND 10 DRIVEWAY GRADING PLAN



LOTS 11 AND 12 DRIVEWAY GRADING PLAN



		DATE:	JUNE 02, 2022
		SCALE:	1" = 10'
		DESIGNED BY:	TJL
		DRAWN BY:	TJL
		CHECKED BY:	DEW
1 PER CITY OF BETHLEHEM COMMENTS	T.A. 06/29/22	JOB NO.	22-02-BCI
REV DESCRIPTION	AUTH DATE		



Van Cleaf
ENGINEERING WITH FOCUS

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1685 VALLEY CENTER PARKWAY, SUITE 100
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Surveying/Aerial Drones/GIS
Water/Wastewater

LOTS 1-12 DRIVEWAY GRADING PLAN

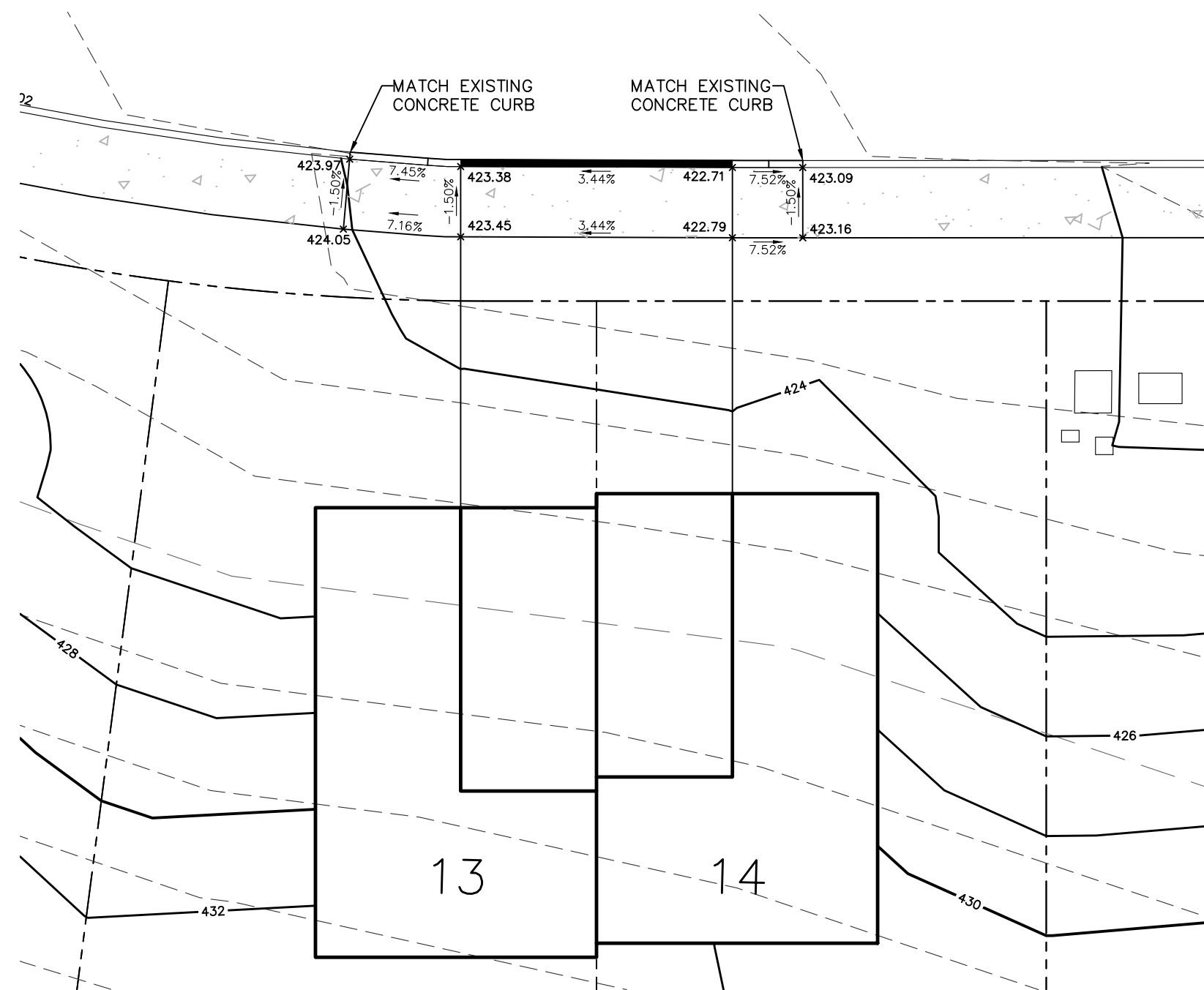
FOR

CITY LIGHTS
(FORMERLY RIVER VIEW HEIGHTS)

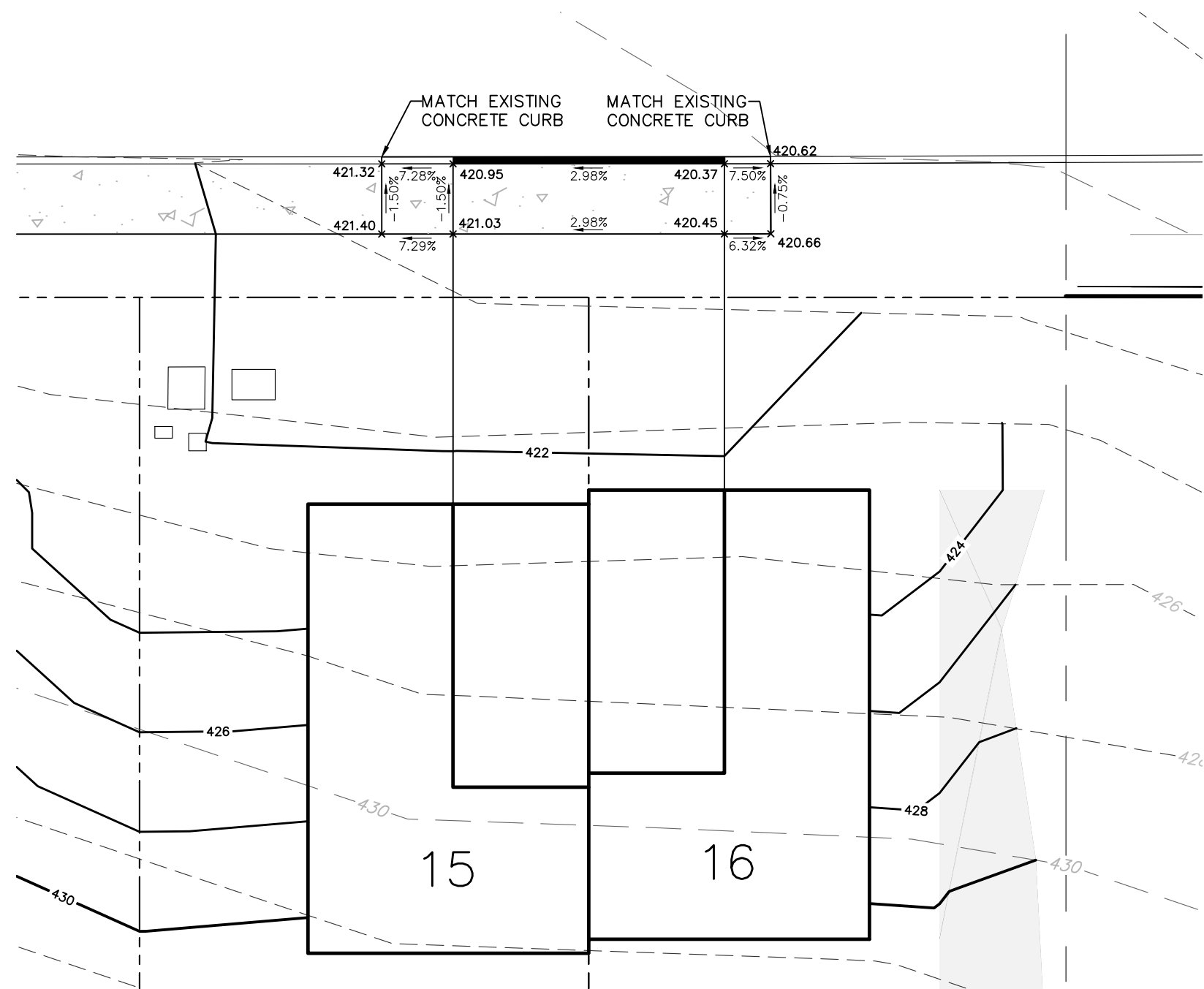
CITY OF BETHLEHEM,
NORTHAMPTON COUNTY, PENNSYLVANIA

Mark A. Bahnick
MARK A. BAHNICK, PA PE NO. PE-037877-E

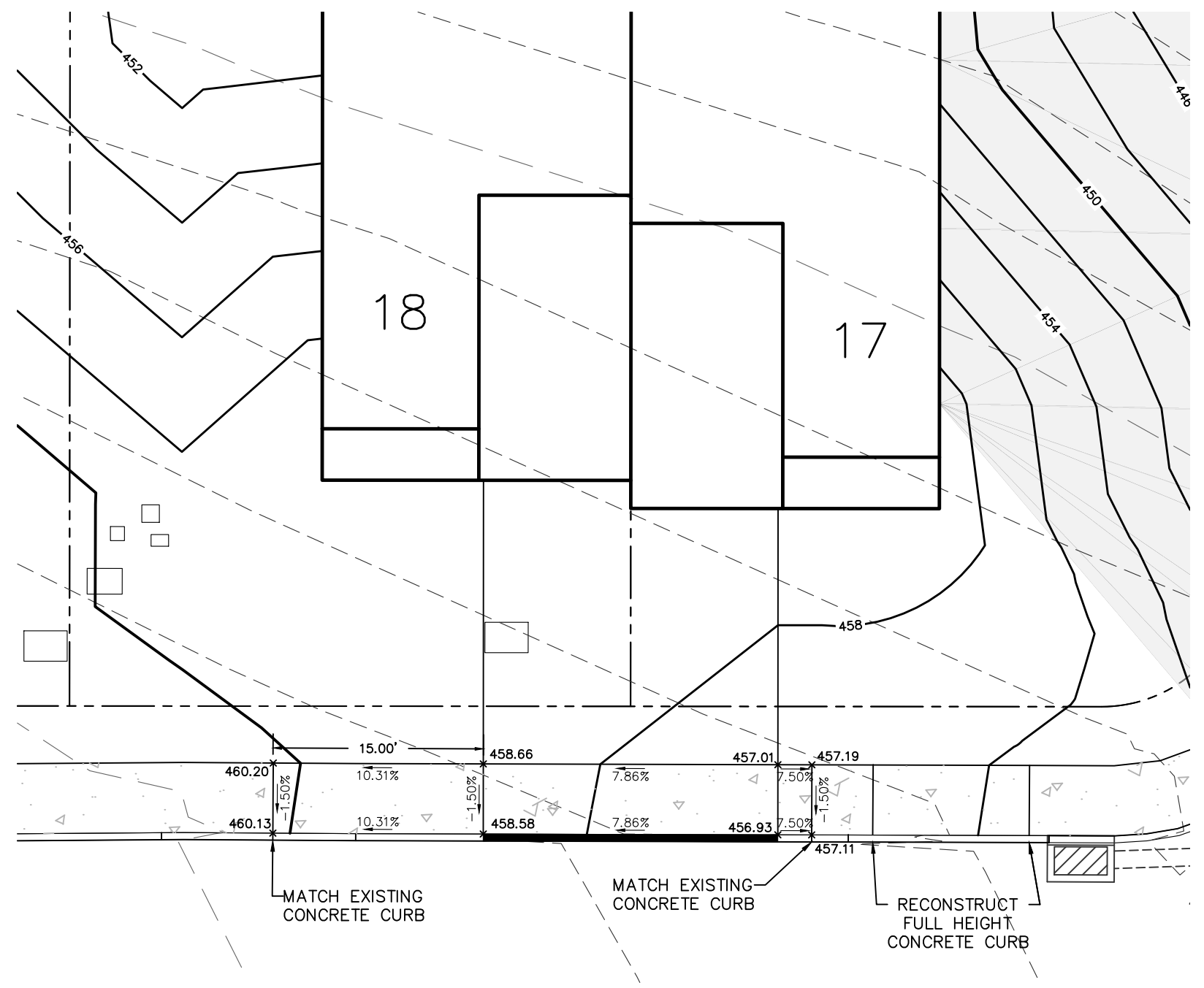
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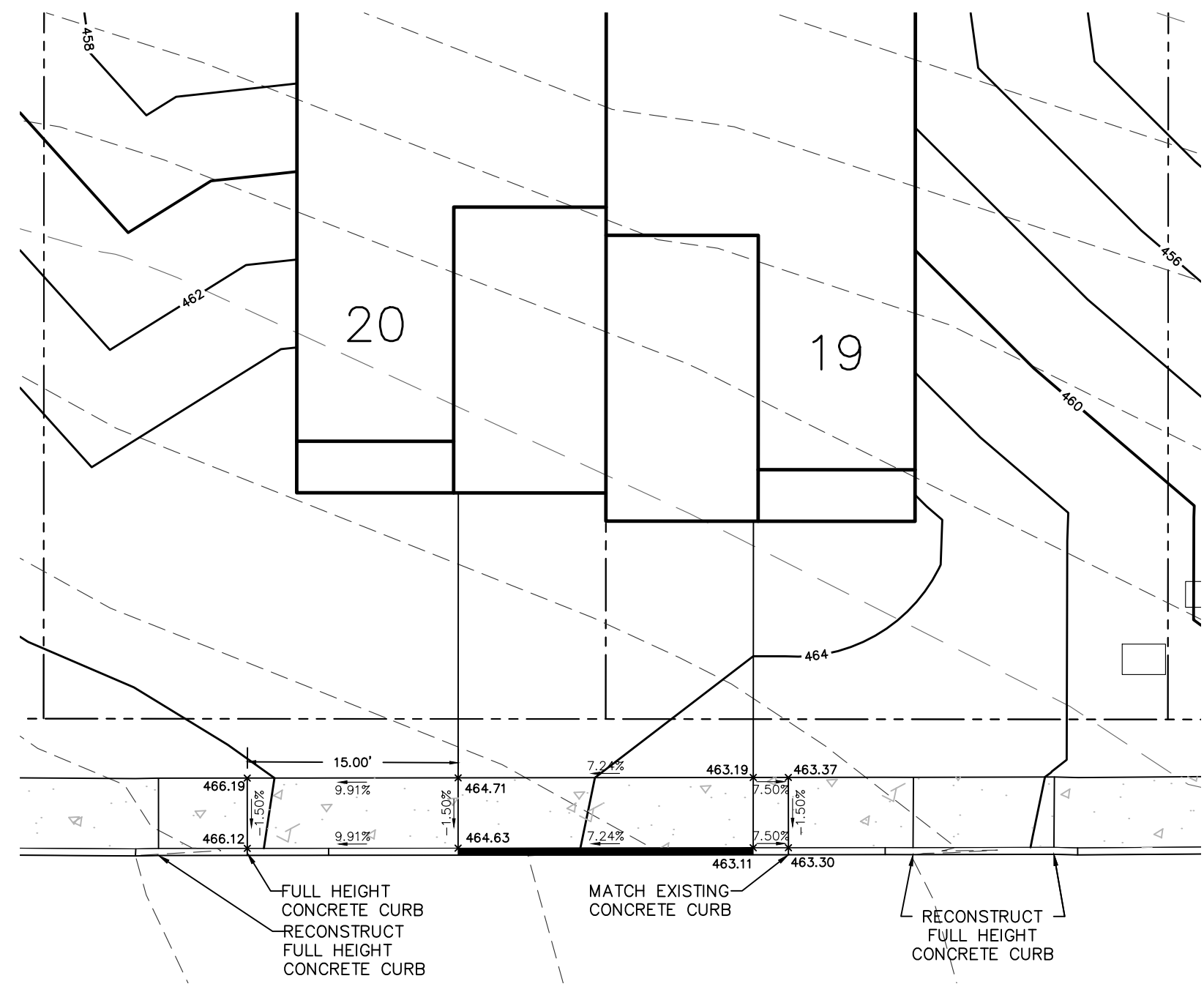
LOTS 13 AND 14 DRIVEWAY GRADING PLAN



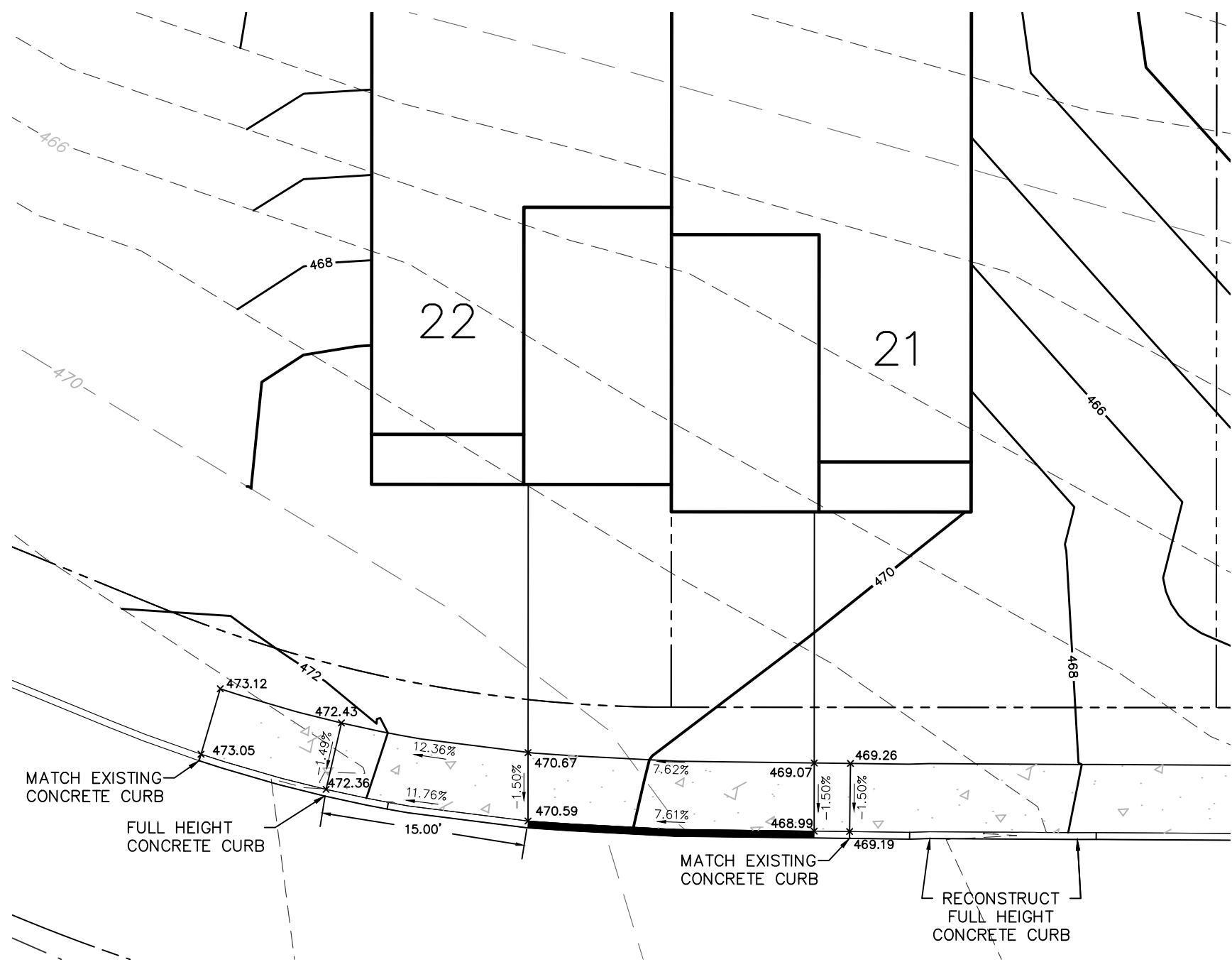
LOTS 15 AND 16 DRIVEWAY GRADING PLAN



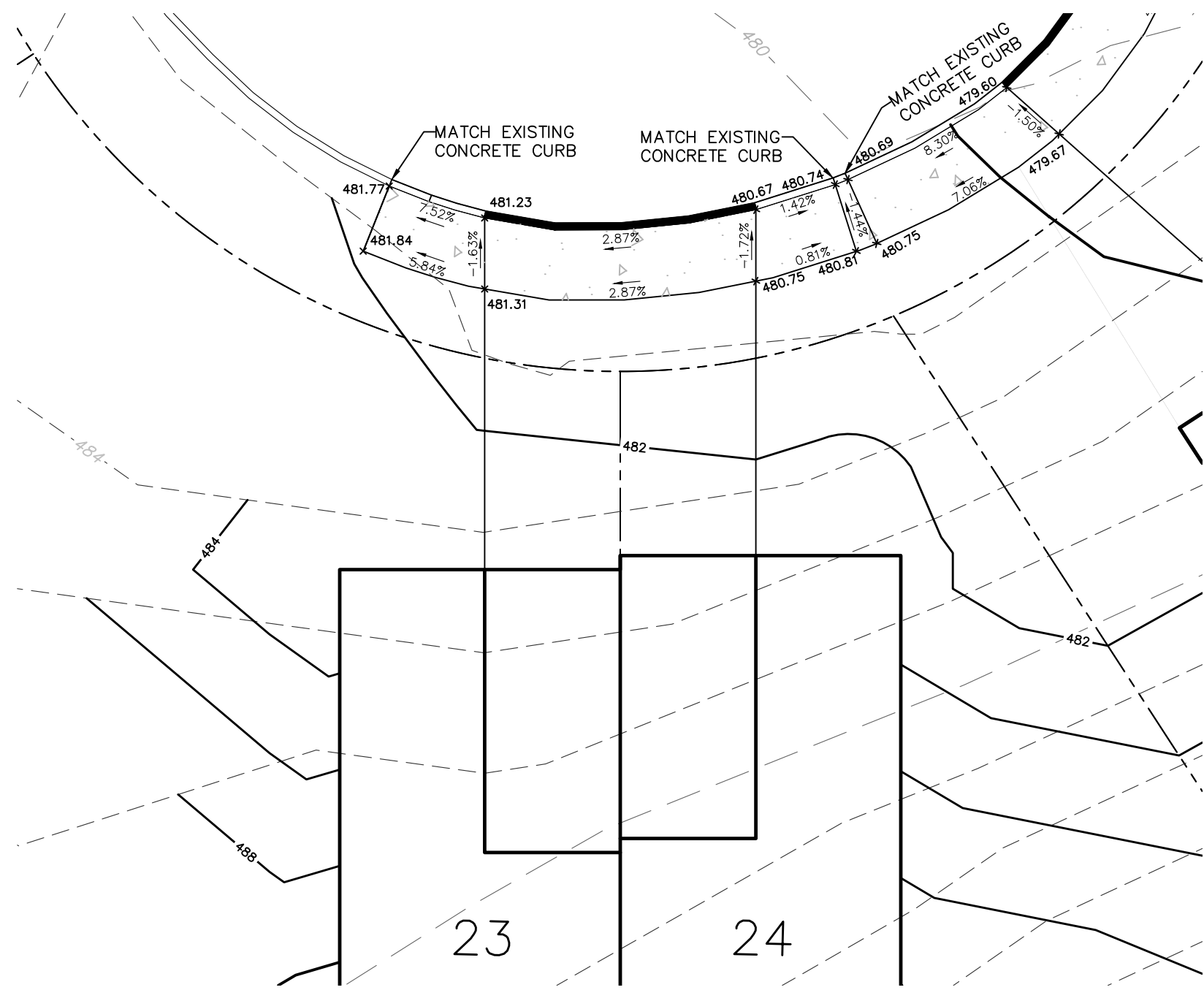
LOTS 17 AND 18 DRIVEWAY GRADING PLAN*



LOTS 19 AND 20 DRIVEWAY GRADING PLAN*

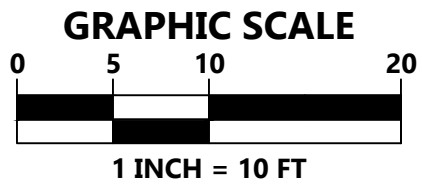


LOTS 21 AND 22 DRIVEWAY GRADING PLAN*



LOTS 23 AND 24 DRIVEWAY GRADING PLAN

*NOTE (RC-67M)
TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT
OF CURB, RAMP LENGTH NOT TO EXCEED 15'0". ADJUST RAMP SLOPE AS
NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE



		DATE:	JUNE 02, 2022
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		DRAWN BY:	TJL
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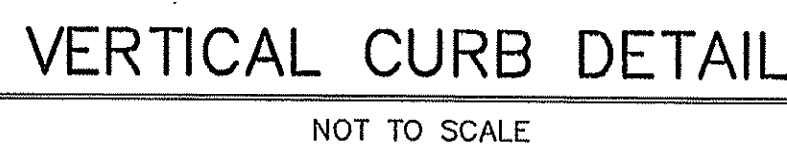
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LOTS 13-24 DRIVEWAY GRADING PLAN
FOR
CITY LIGHTS
(FORMERLY RIVER VIEW HEIGHTS)
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05/05

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