



RECEIVED

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SITE ADDRESS: 1708 Calypso Ave., Bethlehem, PA 18018

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Office Use Only:

DATE SUBMITTED: 08.31.2023

HEARING DATE: Oct 25, 2023

PLACARD: 10.11.2023

FEE: \$500

ZONING CLASSIFICATION: RS

LOT SIZE: 50' x 140' OR 7,000 SF

SINGLE-FAMILY RESIDENTIAL

**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	Macada Partners, 1800 Calypso LLC
Address	276 E. Macada Road, Bethlehem, PA 18017
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	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name James Preston	
Address 38 W. Market St., 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
1306.01(a) 2	Lot Width = 75'	50'	25'
1306.01(a) 2	Lot Area = 8,000 SF	7,000 SF	1,000 SF

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: _____

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.



Applicant's Signature

08.30.23

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.

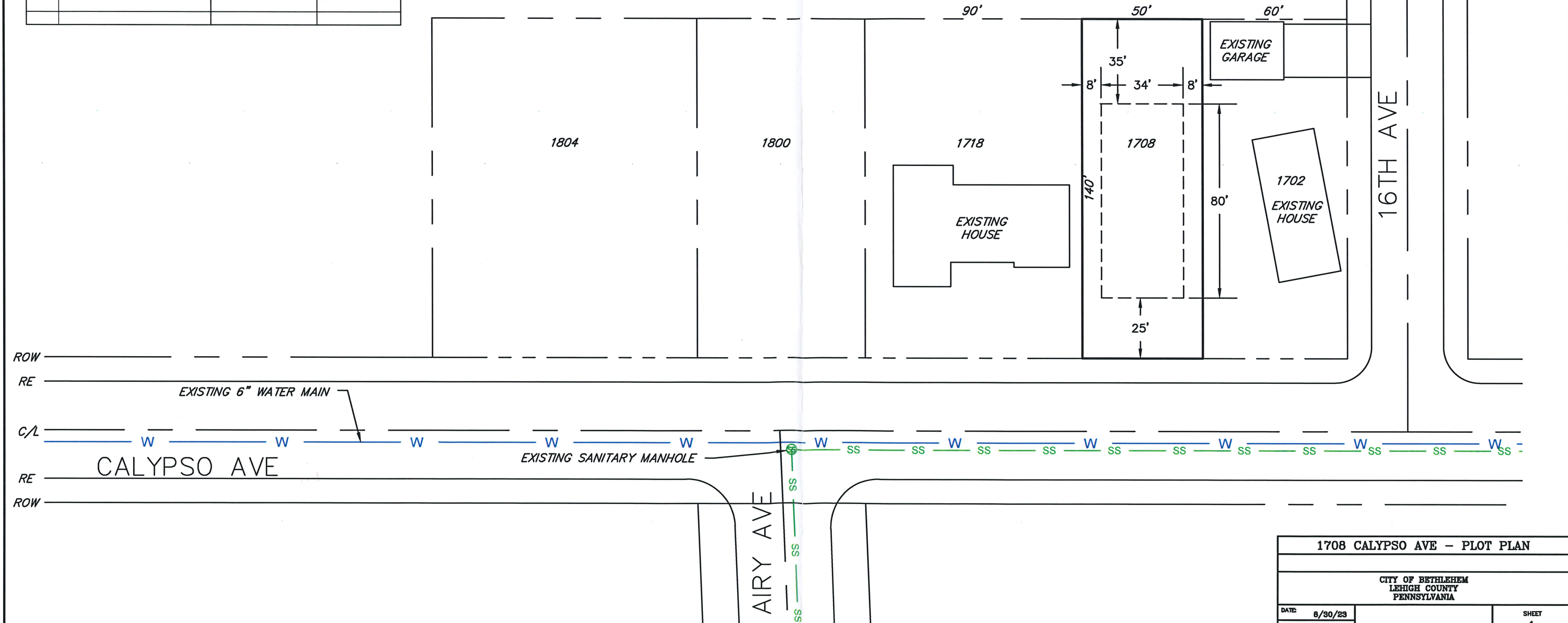
Applicant's property is situated on the north side of Calypso Ave., on Bethlehem's west side. The surrounding properties consist primarily of 1 & 2-Story single family homes, and 2-Story multi-family garden apartments and townhomes. The subject property is in the RS zone, within immediate proximity to the RT zone.

The Applicant intends to construct a 2-Story, single family home on the existing parcel, which is a permitted use. Though the existing lot width and area are less than the required minimums, applicant believes the lot width and area deficiency pose no issue to comfortably construct a single-family home. Applicant can further demonstrate that there are numerous existing single-family homes on lots of similar or less width and area within close proximity and throughout this area of Bethlehem's west side.

The proposed single-family home will meet all other requirements as to front, side and rear yard set-back distances, etc.

In summary, Applicant believes the requested variance to be very reasonable and the proposed single-family use to be very much "*in keeping*" with the existing neighborhood, and demonstrates a smart growth "*infill*" use of an existing, long vacant lot, in a highly sought after and desirable location on Bethlehem's West Side.

SITE DATA:		
1. OWNER:	MACADA PARTNERS 1800 CALYPSO, LLC	
2. SITE ADDRESS:	1708 CALYPSO AVE	
3. MAILING ADDRESS:	276 E MACADA RD BETHLEHEM, PA 18017-2524	
4. WARD MAP:	WARD 13, BLOCK 38	
5. DEED REFERENCE:	2023016103	
6. TOTAL ACREAGE:	7,000 SF	
7. PIN:	641797012005 1	
8. ZONING:	RS - SINGLE FAMILY RESIDENTIAL DISTRICT	
9. SETBACKS:	REQUIRED	PROPOSED
	FRONT = 25'	25'
	REAR = 35'	35'
	SIDE = 8'	8'
10. MINIMUM LOT AREA:	8,000 SF TRACT SIZE	7,000 SF
11. MINIMUM LOT WIDTH:	75'	50'
12. MAXIMUM BUILDING COVERAGE:	25%	N/A
13. IMPERVIOUS COVERAGE:	75%	N/A
14. MAXIMUM HEIGHT:	2.5 STORIES OR 35'	2.5 STORIES OR 35'
15. WATER:	PUBLIC	
16. SEWER:	PUBLIC	



1708 CALYPSO AVE - PLOT PLAN		
CITY OF BETHLEHEM LEHIGH COUNTY PENNSYLVANIA		
DATE: 8/30/23		SHEET 1 OF 1
DRAWN BY: BRH		
CHECKED BY:		
SCALE: 1" = 20'		
ACAD ID:		