



RECEIVED

SEP 20 2023

SITE ADDRESS: 1715 WENDY LANE

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Office Use Only:

DATE SUBMITTED: 09.20.2023

HEARING DATE: Oct 25th 2023

PLACARD: 10.11.2023

FEE: \$ 500.00

ZONING CLASSIFICATION: RG - Medium Density
Ward 14 Block 203

LOT SIZE: IRREGULAR 1.251 ACRES
(CONDO ASSOC.)

**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: INTERPRETATION

SECTION 1

APPLICANT:	
Name	ROPER PREFERRED PROPERTIES LLC
Address	262 PRESIDENTIAL DRIVE BETHLEHEM PA 18020-9207
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

Address

Phone:

Email:

ATTORNEY (if applicable):

Name VICTOR SCOMILLIO

Address 1216 LINCOLN 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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

1319.01 (a) 1 (i)

2 OFF STREET PARKING SPACE REQUIRED

GARAGE WAS CONVERTED TO LIVING SPACE ELIMINATING ONE OF TWO SPACES

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.

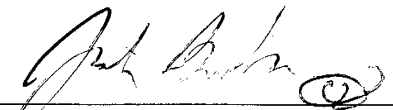
CERTIFICATION

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

Date


Property owner's Signature

09/19/2023
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.

Roper Preferred Properties LLC purchased 1715 Wendy Lane Bethlehem PA 18017 on February 21, 2020. At that time the required pre sale inspection report indicated a permit was never obtained to convert the existing one car garage into living space.

As required by the City Of Bethlehem Inspection department, Roper Preferred Properties LLC attempted to retroactively obtain the required permit to convert the existing garage into living space. The application for the permit was denied. The Zoning officer indicated since the garage was converted into living space, two off street parking spaces were no longer available to 1715 Wendy Lane and the property did not comply with section 1319.01 (a)(1)(i).

It was explained to the zoning officer, 1715 Wendy Lane is part of a 9 unit condominium complex. Wendy Lane is a privately owned road. Each condominium has a garage and a driveway surface parking space. Additionally, there are two off street parking spaces that are not assigned to any particular condominium unit.

Roper Preferred Properties LLC is seeking an interpretation that even though the garage cannot be used as a parking space, one of the two unassigned off street parking spaces plus the existing driveway parking space at 1715 Wendy Lane satisfy the two off street parking space requirement of section 1319.01 (a)(1)(i).

If this request for interpretation is denied, Preferred Properties LLC is alternatively seeking a variance for relief from section 1319.01 (a) (1)(i)

Begin forwarded message:

From: "Roberts, Christina M" <CRoberts@bethlehem-pa.gov>
Date: October 10, 2022 at 3:51:45 PM EDT
To: Jonathan Burke <jonburke12@hotmail.com>
Subject: 1715 Wendy Ln - Permit Application

Your application for permit has been reviewed by the Zoning Officer with the following comment:

1. Does not meet Off-Street Parking requirements. Must have minimum of 2 off-street spaces. Only providing one (1) OFF STREET space (spaces on the street cannot be used towards requirements. If proceeding with project, relief from ZHB is required from 1319.01(a)(1)(i).

If you have any questions feel free to contact me.

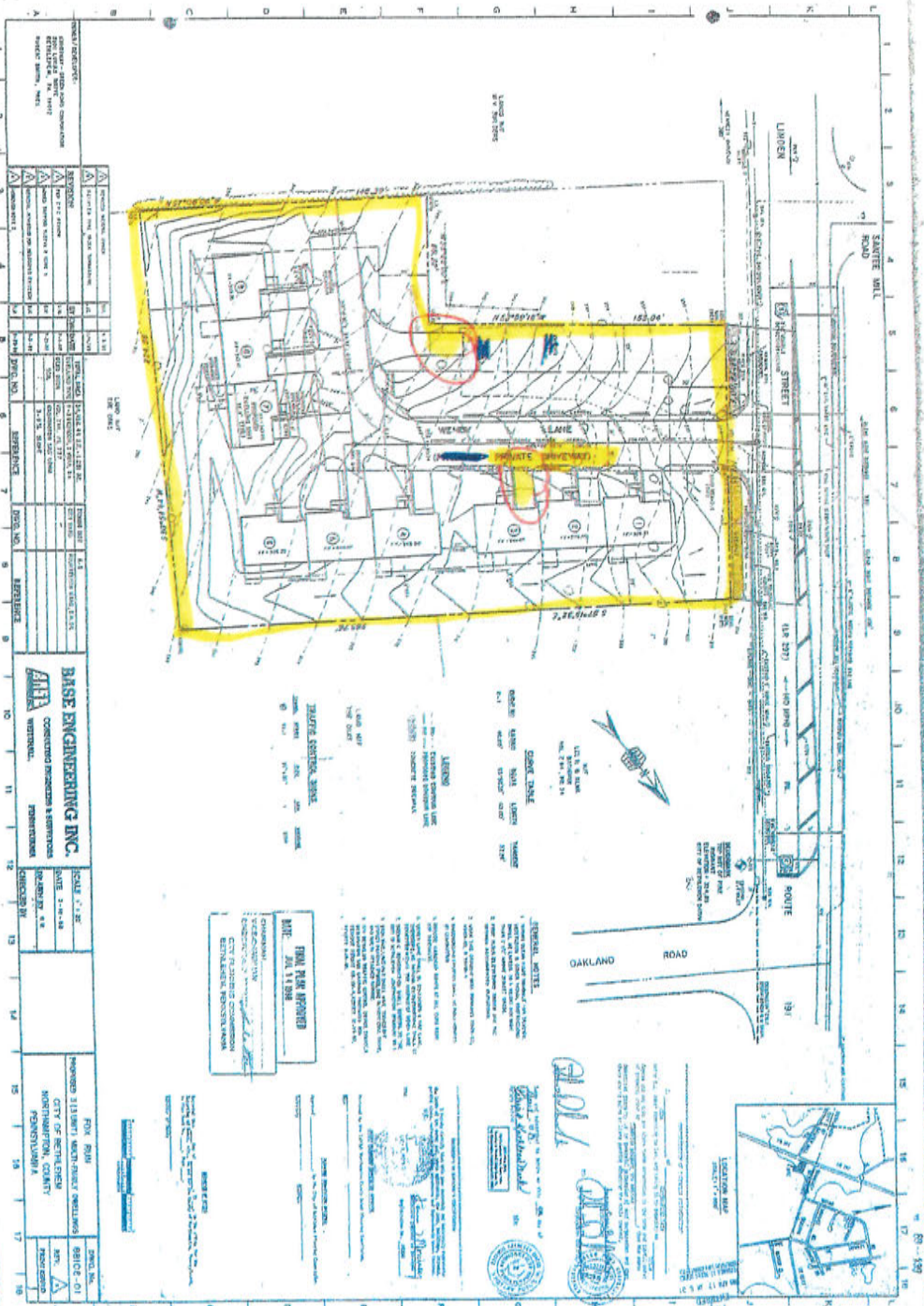
Tina Roberts

Permit Coordinator
Code Enforcement
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018
610-865-7263

Existing Parking
Spaces



parking spaces



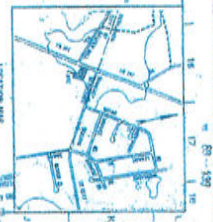
REVISIONS NO. DATE BY DESCRIPTION 1 11/11/11 JLM Initial Design 2 11/11/11 JLM Final Design		PROJECT INFORMATION PROJECT NO. 11-11-11 SHEET NO. 11-11-11	
CLIENT CITY OF NORTHLAND NORTHLAND, CALIFORNIA		DESIGNER BASE ENGINEERING INC. 1111 11th Street Northland, CA 94701	
DATE 11/11/11		SCALE 1" = 10'-0"	
PROJECT LOCATION 1111 11th Street Northland, CA 94701		PROJECT NO. 11-11-11	

89-139

FOR SALE
 APPROVED BY THE CITY OF NORTHLAND
 NORTHLAND, CALIFORNIA
 11/11/11

FINAL PLAN REVIEWED
 DATE: 11/11/11
 BY: [Signature]

GENERAL NOTES
 1. THIS PLAN IS TO BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS BEEN ADVISED THAT THE PROPOSED PROJECT IS NOT IN CONFLICT WITH ANY LOCAL, STATE, OR FEDERAL REGULATIONS.
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INSPECTION REPORT OF ORDINANCE # 2010-27
CITY OF BETHLEHEM-BUREAU OF INSPECTIONS
10 EAST CHURCH STREET, BETHLEHEM, PA 18018
(610) 865-7091 OR (610) 865-7097

PERMIT NO. 20010211

DATE: 01/24/2020 ADDRESS: 1715 Wendy Lane

OWNER: Joseph Negrao ADDRESS: _____

REQUESTED BY: Chris Zajacek E-mail: chriszajacek@gracerealty.biz

PRESENT USE: Single Family Row Home

ANY PROPOSED CHANGE IN USE MUST BE SUBMITTED TO THE ZONING OFFICE

CERTIFICATE OF OCCUPANCY REQUIRED: YES C/O FEE: \$150.00 paid

VIOLATIONS NOTED:

- Provide smoke detectors in basement, 1st floor and 2nd floor.
- GFCI protect exterior outlet(s) and provide weather proof boxes and covers.
- Front bedroom closet door won't close.
- Electric panel - open spaces - fill in with blank covers.
- Basement ceiling was covered in felt paper and plastic - not inspected.
- Several screens missing.
- Garage was turned into a bedroom with bathroom - County has listed as garage and 3 bedrooms - all applicable permits are required for the work done in garage/basement/shed out back. No certificate of occupancy will be issued until permits are obtained.

Note:

- The inspection of electrical panels & boxes is limited to a visual inspection only.
- Random outlet testing done.
- All applicable permits must be obtained in order for a certificate of occupancy to be issued.
- Basement finished.
- Shed on property.

Glen Burcin jec
HOUSING INSPECTOR

NOTE TO BUYER: SIGN COPY AND PRINT NAME ALONGSIDE, RETURN COPY IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY. INSPECTION REPORT VALID FOR ONE YEAR FROM ABOVE DATE.

SIGNATURE _____

PRINTED NAME _____

LIST RESIDENCE ADDRESS IF DIFFERENT FROM ABOVE NOTED PROPERTY _____

CONTACT TELEPHONE NUMBER _____

E-MAIL: _____