



SITE ADDRESS: 3010 Avenue B, Bethlehem, PA 18017

Office Use Only:

DATE SUBMITTED: 08.21.2023

HEARING DATE: 10.25.2023

PLACARD: 10.11.2023

FEE: \$500

ZONING CLASSIFICATION: PI-

LOT SIZE: IRREGULAR 4.82 ACRES

PLANNED INDUSTRIAL

**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:	Contact Person: Mr. Subrata Sen, VP Asset Expansion
Name	<u>Spray-Tek, Inc.</u>
Address	<u>344 Cedar Avenue</u>
	<u>Middlesex, NJ</u>
Phone:	[REDACTED]
Email:	[REDACTED]

RECEIVED

AUG 21 2023

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):	
Gross McGinley, LLP	
Name	Samuel E. Cohen, Esquire
Address	33 South 7th Street P.O. Box 4060
	Allentown, PA 18105
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
1306.01(B)	25 feet	24.2 feet	0.8 feet
1319.02(L)	20 feet	16.3 feet	3.7 feet
_____	_____	_____	_____

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

8/1/2023.

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.



LOCATION MAP
SCALE 1"=500'

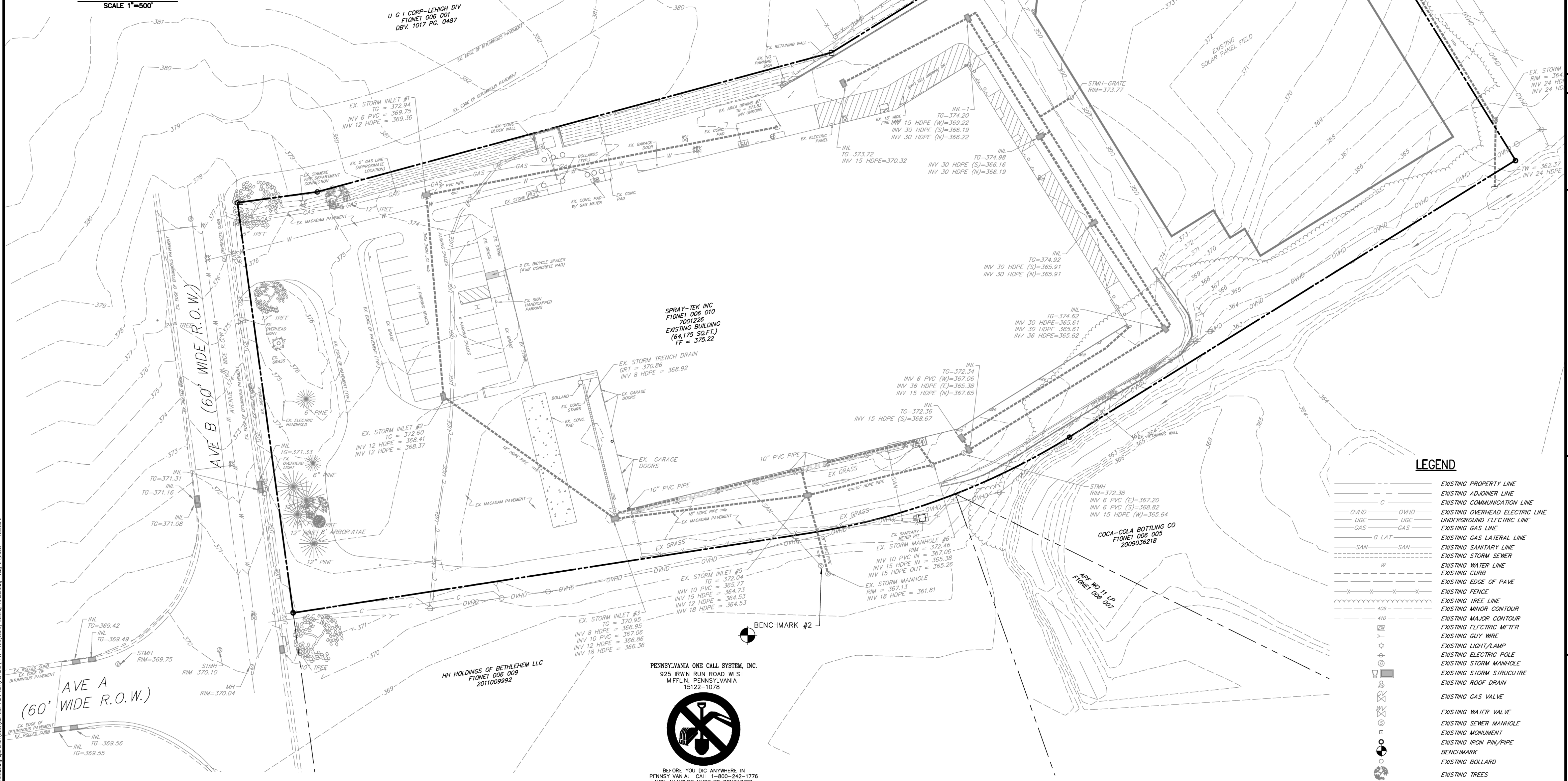
HYDROLOGIC SOIL "B"
SOIL TYPE: (WgB2) WASHINGTON SILT LOAM,
3-8% SLOPE MODERATELY
ERODED. ENTIRE PROJECT
AREA IS WITHIN THIS SOIL
TYPE.

EXISTING ADDRESS

3010 AVENUE B,
BETHLEHEM, PA 18017
610-614-2922

RECORD OWNER

SPRAY-TEK, INC
344 CEDAR AVENUE
MIDDLESEX, NJ 08846-2433
(732) 469-0050



LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING ADJOINER LINE
- EXISTING COMMUNICATION LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING GAS LATERAL LINE
- EXISTING SANITARY LINE
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CURB
- EXISTING EDGE OF PAVE
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING ELECTRIC METER
- EXISTING GUY WIRE
- EXISTING LIGHT/LAMP
- EXISTING ELECTRIC POLE
- EXISTING STORM MANHOLE
- EXISTING STORM STRUCTURE
- EXISTING ROOF DRAIN
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING MONUMENT
- EXISTING IRON PIN/PIPE
- BENCHMARK
- EXISTING BOLLARD
- EXISTING TREES

BENCHMARK #1
RIM OF THE EX. SANITARY MANHOLE AT THE
INTERSECTION OF AVENUE B AND CITY LINE ROAD
RIM ELEV.= 382.75

BENCHMARK #2 (ON-SITE)
EXISTING SANITARY SEWER MANHOLE SOUTH OF
EXISTING BUILDING. ELEV.= 367.17



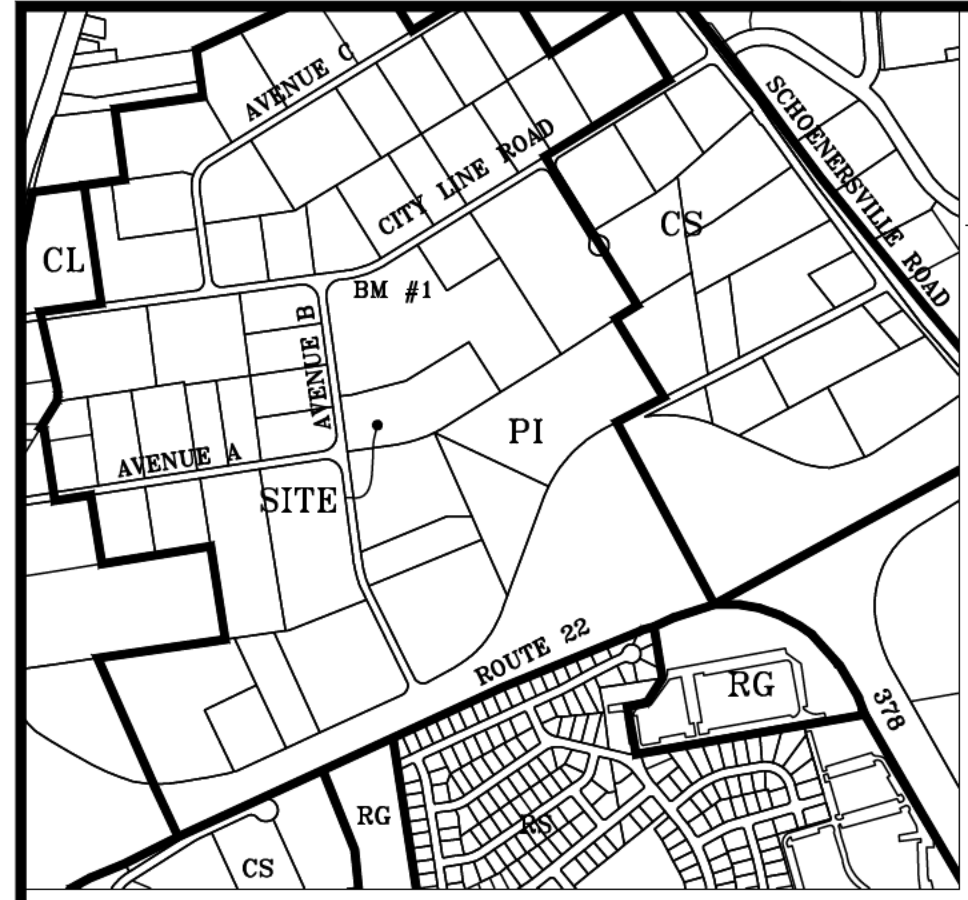
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED
DIRECTLY. PA LAW REQUIRES THREE
WORKING DAYS NOTICE TO UTILITIES
BEFORE YOU EXCAVATE, DRILL, BLAST
OR DEMOLISH. CONTRACTORS ARE
REQUIRED TO COMPLY WITH THE
REQUIREMENTS OF PENNSYLVANIA
ACT 121, AS AMENDED, ENTITLED
"UNDERGROUND UTILITY LINE
PROTECTION."

SERIAL NUMBER--
[20231443660-000]

ELECTRIC: UTILITIES
PPL ELECTRIC UTILITIES CORPORATION
VERIZON
BETHLEHEM CITY DEPARTMENT OF
WATER/SEWER RESOURCES
BETHLEHEM CITY DEPARTMENT OF
WATER/SEWER RESOURCES
SERVICE ELECTRIC
UGI CORPORATION

WATER:
CABLE TV:
GAS:

DATE	REVISIONS	NO.	SCALE	PLAN TITLE: EXISTING FEATURES PLAN	PROJECT TITLE: SPRAY-TEK, INC	<p>1" = 90'</p>
	DRAWN BY: ECB CHECKED BY: JIB SCALE: 1"=30' DATE: 06/18/23 PROJECT NO.: PA-1123(2023) SHEET NO.: 1 of 1					
13TH WARD - CITY OF BETHLEHEM LEHIGH COUNTY PENNSYLVANIA						THIS DOCUMENT IS THE PROPERTY OF HANOVER ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF HANOVER ENGINEERING ASSOCIATES, INC. THIS PLAN HAS BEEN SEALED WITH EITHER MY ORIGINAL SEAL AND SIGNATURE OR THAT OF A LICENSED PROFESSIONAL ENGINEER. THE APPROVAL OR KNOWLEDGE OF THE SIGNATORY.
HanoverEngineering Bethlehem Office 252 Brodhead Road, Suite 100 Bethlehem, PA 18017-8944 P: 610.691.5644 F: 610.691.6968 HanoverEng.com						



LOCATION MAP
SCALE 1"=500'

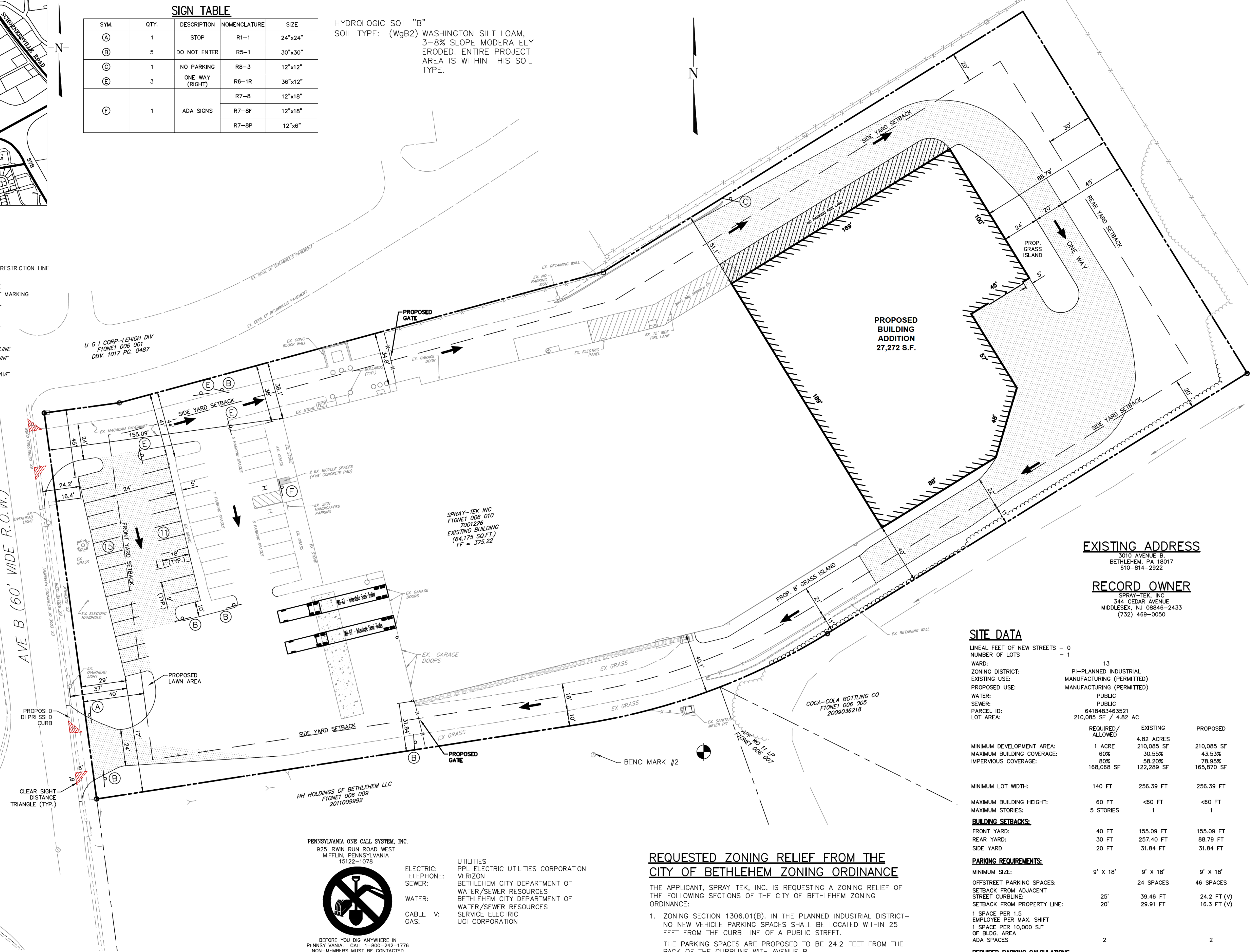
LEGEND

- PROPOSED BUILDING RESTRICTION LINE
- - - PROPOSED FENCE
- - - PROPOSED TREE LINE
- - - PROPOSED PAVEMENT MARKING
- ONE WAY
- ▨ PROPOSED PAVEMENT
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED SIGN
- - - EXISTING PROPERTY LINE
- - - EXISTING ADJOINER LINE
- - - EXISTING CURB
- - - EXISTING EDGE OF PAVE
- - - EXISTING FENCE
- - - EXISTING TREE LINE

SIGN TABLE

SYM.	QTY.	DESCRIPTION	NOMENCLATURE	SIZE
(A)	1	STOP	R1-1	24"x24"
(B)	5	DO NOT ENTER	R5-1	30"x30"
(C)	1	NO PARKING	R8-3	12"x12"
(E)	3	ONE WAY (RIGHT)	R6-1R	36"x12"
(F)	1	ADA SIGNS	R7-B	12"x18"
			R7-8F	12"x18"
			R7-8P	12"x6"

HYDROLOGIC SOIL "B"
SOIL TYPE: (WgB2) WASHINGTON SILT LOAM,
3-8% SLOPE MODERATELY
ERODED. ENTIRE PROJECT
AREA IS WITHIN THIS SOIL
TYPE.



U G I CORP.-LEHIGH DIV
FONE1 006 001
DBV. 1017 PG. 0487

SPRAY-TEK INC
FONE1 006 010
7001226
EXISTING BUILDING
(64,175 SQ.FT.)
FF = 375.22

HH HOLDINGS OF BETHLEHEM LLC
FONE1 006 009
201109992

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 IRWIN RUN ROAD WEST
MIFFLIN, PENNSYLVANIA
15122-1078



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA, CALL 1-800-242-1778
NON-MEMBERS MUST BE CONTACTED
DIRECTLY PA LAW REQUIRES THREE
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BEFORE YOU EXCAVATE, DRILL, BLAST
OR DEMOLISH. CONTRACTORS ARE
UTILIZING THIS PLAN ARE REQUIRED
COMPLY WITH THE REQUIREMENTS OF
PENNSYLVANIA ACT 121, AS AMENDED,
ENTITLED "UNDERGROUND UTILITY LINE
PROTECTION."

SERIAL NUMBER--
[20231443660-000]

BENCHMARK #1
RIM OF THE EX. SANITARY MANHOLE AT THE
INTERSECTION OF AVENUE B AND CITY LINE ROAD
RIM ELEV.= 382.75

BENCHMARK #2 (ON-SITE)
EXISTING SANITARY SEWER MANHOLE SOUTH OF
EXISTING BUILDING. ELEV.= 367.17

BUILDING COVERAGE
EXISTING BUILDING AREA: 64,175 SF
PROPOSED BUILDING ADDITION: 27,272 SF
TOTAL PROPOSED BUILDING COVERAGE: 91,447 SF

STATEMENT OF INTENT:
IT IS PROPOSED TO CONSTRUCT A 27,838 S.F.
BUILDING ADDITION TO THE SPRAY-TEK, INC.

EXISTING ADDRESS

3010 AVENUE B,
BETHLEHEM, PA 18017
610-814-2922

RECORD OWNER

SPRAY-TEK, INC
344 CEDAR AVENUE
MIDDLESEX, NJ 08846-2433
(732) 469-0050

SITE DATA

LINEAL FEET OF NEW STREETS = 0
NUMBER OF LOTS = 1
WARD: 13
ZONING DISTRICT: PI-PLANNED INDUSTRIAL
EXISTING USE: MANUFACTURING (PERMITTED)
PROPOSED USE: MANUFACTURING (PERMITTED)
WATER: PUBLIC
SEWER: PUBLIC
PARCEL ID: 6418483463521
LOT AREA: 210,085 SF / 4.82 AC

	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM DEVELOPMENT AREA:	1 ACRE	210,085 SF	210,085 SF
MAXIMUM BUILDING COVERAGE:	60%	30.55%	43.53%
IMPERVIOUS COVERAGE:	80%	58.20%	78.95%
	168,068 SF	122,289 SF	165,870 SF

	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT WIDTH:	140 FT	256.39 FT	256.39 FT
MAXIMUM BUILDING HEIGHT:	60 FT	<60 FT	<60 FT
MAXIMUM STORES:	5 STORIES	1	1

BUILDING SETBACKS:

	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT YARD:	40 FT	155.09 FT	155.09 FT
REAR YARD:	30 FT	257.40 FT	88.79 FT
SIDE YARD:	20 FT	31.84 FT	31.84 FT

PARKING REQUIREMENTS:

	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM SIZE:	9' x 18'	9' x 18'	9' x 18'
OFFSTREET PARKING SPACES:	24 SPACES	24 SPACES	46 SPACES
SETBACK FROM ADJACENT STREET CURBLINE:	25'	39.46 FT	24.2 FT (V)
SETBACK FROM PROPERTY LINE:	20'	29.91 FT	16.3 FT (V)
1 SPACE PER 1.5 EMPLOYEE PER MAX. SHIFT			
1 SPACE PER 10,000 S.F. OF BLDG. AREA			
ADA SPACES	2		2

REQUIRED PARKING CALCULATIONS

	EXISTING	PROPOSED
EXISTING EMPLOYEES	24	24
PROP. ADDITIONAL EMPLOYEES FOR BUILDING EXPANSION		10
TOTAL EMPLOYEES @ MAX. SHIFT AFTER EXPANSION		34/1.5 = 23 SPACES
EXISTING BLDG AREA	64,175 S.F.	64,175 S.F.
PROPOSED ADDITION	27,838 S.F.	27,838 S.F.
TOTAL BLDG AREA	92,013/10,000 =	92,013/10,000 =
	9.20 = 10 SPACES	9.20 = 10 SPACES
REQUIRED PARKING SPACES	23 + 10 = 33 SPACES	23 + 10 = 33 SPACES
PROPOSED PARKING SPACES	46	46

REQUESTED ZONING RELIEF FROM THE CITY OF BETHLEHEM ZONING ORDINANCE

THE APPLICANT, SPRAY-TEK, INC. IS REQUESTING A ZONING RELIEF OF THE FOLLOWING SECTIONS OF THE CITY OF BETHLEHEM ZONING ORDINANCE:

- ZONING SECTION 1306.01(B). IN THE PLANNED INDUSTRIAL DISTRICT- NO NEW VEHICLE PARKING SPACES SHALL BE LOCATED WITHIN 25 FEET FROM THE CURB LINE OF A PUBLIC STREET. THE PARKING SPACES ARE PROPOSED TO BE 24.2 FEET FROM THE BACK OF THE CURBLINE WITH AVENUE B.
- ZONING SECTION 1319.02(L). IN THE PLANNED INDUSTRIAL DISTRICT- NO PARKING OF VEHICLES SHALL BE PERMITTED IN FRONT OF A LINE 20' BACK FROM THE PROPERTY LINE. THE PARKING SPACES ARE PROPOSED TO BE 16.3 FEET FROM THE PROPERTY LINE(RIGHT-OF-WAY OF AVENUE B).

(V) VARIANCE REQUESTED

PROJECT NO. PA-1123(2023)
SHEET NO. 1 OF 1

DATE: 07/07/23
SCALE: 1"=30'

REVISIONS

NO.

PLAN TITLE: ZONING EXHIBIT
PROJECT TITLE: SPRAY-TEK, INC

13TH WARD - CITY OF BETHLEHEM
LEHIGH COUNTY
PENNSYLVANIA

HanoverEngineering

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252 Brodhead Road, Suite 100
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F: 610.691.6968

HanoverEngineering.com