



RECEIVED

SEP 05 2023

SITE ADDRESS: 407B Spring Street, Bethlehem, PA 18018

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: September 27, 2023

PLACARD: _____

FEE: \$500.00

ZONING CLASSIFICATION: _____

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:
Name Natasha Thalla
Address 540 Elm Street, Apt 31 San Carlos CA 94070
Phone: [REDACTED]
Email: [REDACTED]

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.

1327.01(c) - to allow for a Regulated Rental Unit outside of the designated overlay.

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 *See attached

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

08/22/2023

Date



Property owner's Signature

8/30/23

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.

August 22, 2023

To Bethlehem Zoning Board:

I hope this finds you all well.

I am writing to you as the owner and landlord of 407B Spring Street in Bethlehem, Pennsylvania with an ask to turn my unit into a Regulated Rental Unit to allow my four tenants to continue living there. As a responsible landlord, I believe that allowing this unit to be zoned as a Regulated Rental Unit would be fair and beneficial for various reasons.

First and foremost, the rental unit in question is well-designed and spacious enough to comfortably occupy up to four tenants. The unit consists of three bedrooms (one with a walk-in closet), two full-sized bathrooms, a large living area, a kitchen with a large walk-in pantry and a terrace, providing ample space for individuals to live comfortably without feeling overcrowded. The layout and the size of the unit easily lend themselves to housing my four tenants (two of whom are engaged to be married) while ensuring their privacy and well-being. There is also one designated covered parking spot and one additional spot available for the unit as well as a storage locker below where tenants can store their bicycles.

In terms of the property's infrastructure and safety, I have taken all necessary steps to ensure that the unit can safely and comfortably accommodate all of my tenants. My unit has a washer/dryer in the unit, as well as central A/C and heating and a dishwasher, refrigerator, oven and stove. I pride myself on being a responsible landlord and have worked to quickly rectify any issues my tenants have experienced like when the heat pump needed to be replaced in 2021 (prior to this set of tenants). I've also proactively reached out to the City of Bethlehem to make sure that I was in compliance with the inspection requirements earlier this year when I realized I might have been out of date.

I have also taken great care to choose tenants who would be responsible members of the community. I was a resident of Bethlehem for five years, from 2013 - 2018 and lived in 407B Spring Street so understood how important it was to choose tenants who could contribute to the well being of the community. Earlier this year, I received a note from the occupants of 407A (the unit below mine) that my tenant has been "a respectful, helpful, and social neighbor. We feel safer having him right upstairs and hope not to lose him."

Finally, I want to consider the current housing situation and growing demand for affordable accommodation in the community. By turning this unit into a Regulated Rental Unit, I will be able to provide much-needed housing to individuals who may not otherwise be able to find suitable housing in the community. This aligns with the Bethlehem I remember, one that fosters an inclusive community that supports residents in different life stages and circumstances.

In conclusion, I am kindly requesting the Zoning Board's consideration to designate 407B Spring Street as a Regulated Rental Unit. The reasons outlined above reflect not only the property's suitability for accommodating four tenants, but also its potential to contribute to the Bethlehem community. I am more than willing to provide additional information or address any questions that you might have.

Thank you for your time and consideration.

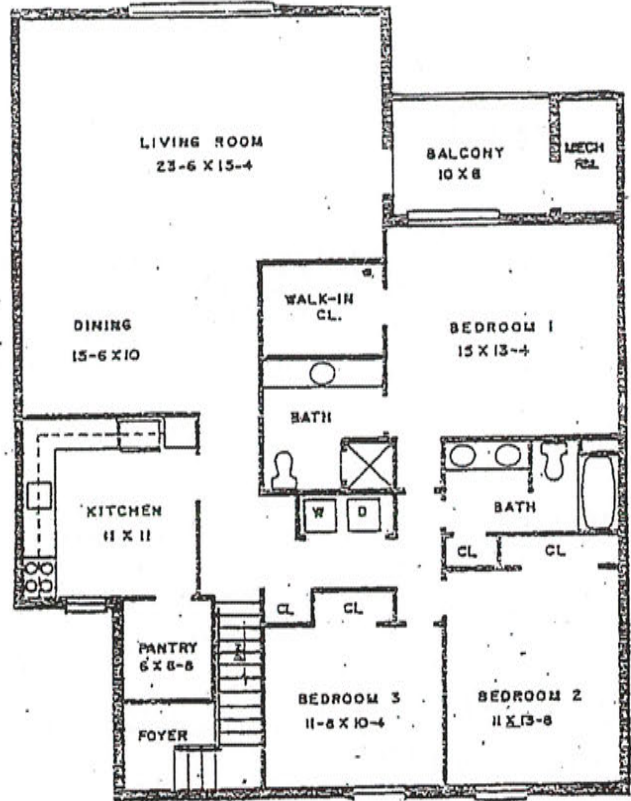
Sincerely,
Natasha Thalla

Phone Number: [REDACTED]

Note: This application is only for one unit (407B) that has three bedrooms. The lease agreement is for the entire unit.

This is the floor plan for the entire unit. Bedroom 1 is occupied by two tenants (who are engaged). Bedroom 2 and 3 are each occupied by one tenant each.

407B is on the second floor of a two floor building, with one unit below it (not owned by me). 407B has its own separate entrance.



SECOND FLOOR PLAN
3 BEDROOM APARTMENT

407-B SPRING STREET, BETHLEHEM, PA

I built second floor unit in Riverview Condominiums offers 1,650 sq. ft., 3 bedrooms, 2 full baths, oak floors, florida room and separate storage locker. Condo fee of \$169/month includes cable TV, water, sewer, trash removal, insurance and common area maintenance.

Living Room - 15' x 24'
Dining Room - 10' x 16'
Kitchen - 11' x 11'
Florida Room - 8' x 10'

Bedroom - 15' x 13'
Bedroom - 14' x 11'
Bedroom - 12' x 11'
Baths - 2

407B Spring St Parking

There are a total of two parking spaces allocated for the 407B Spring St Unit: (1) covered assigned parking space reserved for unit (highlighted in green) and (1) uncovered, flexible space in any of the spaces highlighted in blue.

