



SITE ADDRESS: 1183-85 MECHANIC ST.

Office Use Only:

DATE SUBMITTED: 3-26-24

HEARING DATE: 4-24-24

PLACARD: _____

FEE: \$500.00

ZONING CLASSIFICATION: RT

LOT SIZE: 5,120 S.F.

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 EAST CHURCH STREET, BETHLEHEM, PA 18018**

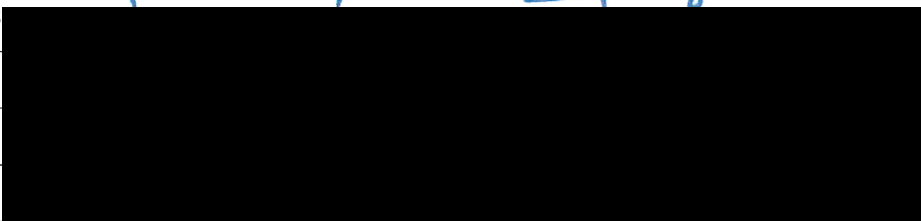
- 1. Return one (1) original and eight (8) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
- 2. The application is due by 4PM on the 4th Wednesday of the month. The hearing will be held on 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	<u>MI EASTON LLC</u>
Address	[REDACTED]
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 <u>Joseph J. Piperato III, Esq.</u>	
Address 	
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
<u>See</u>	<u>EXHIBIT "A"</u>	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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):

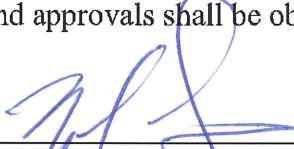
NARRATIVE

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

3/26/29

Date



Property owner's Signature

3/26/29

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.

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM
ZONING HEARING BOARD

MJ EASTON, LLC 1183-85 MECHANIC STREET

LIST OF DIMENSIONAL VARIANCES REQUESTED

1. 1306.01(a)(4), Minimum Tract Size, 9,000 SF required, 5,120 SF existing.
2. 1306.01(a)(4), Minimum Lot Width, 90' required, 40' existing.
3. This parcel meets the definition of Corner Lot pursuant to Section 1302.69(b). Corner lots are considered to have two front yards as set forth in Section 1318.07 (East Mechanic Street and Hobart Street). Variance request to Section 1306.01(a)(4), Minimum Front Yard Setback (from Hobart St), 10' required, 1' 0" proposed.
4. 1306.01(a)(4), Minimum Side Yard Setback, 15' required, 5' proposed.
5. Minimum setback for a curb cut from an intersection. 25' required. Section 1319.03(d) specifies a distance from an intersection of two streets; however, Fortuna Street is deemed to be an alley. Appellant requests an interpretation in the first instance and a variance in the event the Zoning Board opines that this Section is applicable. Variance for Mechanic Street 21'6" proposed and variance for Fortuna Street 16'9" proposed.
6. Section 1322.03(II)(5)(i), Minimum 15' separation between dwellings and parking pertaining to the parking pad accessed from Fortuna St.
7. Section 1322.03(II)(7), increase the side and rear yard setbacks by .5' for each foot of building height exceeding 35'. Building height on Hobart Street is 40'.

NARRATIVE

TO

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM
ZONING HEARING BOARD**

MJ EASTON, LLC 1183-85 MECHANIC STREET

Appellant is the legal owner of 1183-85 Mechanic Street, Bethlehem, PA ("Property"). The Property is located in the RT Residential Zoning District ("RT"). The Property is a vacant parcel consisting of 5,120 square feet ("Lot Area"). Appellant proposes to construct a 4-unit multi-family dwelling ("Apartment") on the Property. Multi-Family dwellings are a permitted by right use in the RT District. The Property has unique circumstances or conditions, including narrowness (40' lot width), which would prohibit the construction of ANY permitted use in the RT District upon application of the required yard requirements. The Property is surrounded by public roads on 3 sides and is essentially landlocked. Additional lands cannot be acquired and assembled to comply with the dimensional requirements of the RT District. Appellant meets the lot area per dwelling unit requirement for the proposed 4 units.

Application of the two (2) front yard requirements and the side yard requirement result in an unbuildable lot without zoning relief. Appellant can satisfy the parking requirement of 8 spaces for the 4 units in the event the dimensional relief is granted. The unnecessary hardship has not been caused by Appellant and the variances will not alter the essential character of the neighborhood.

1183 Mechanic Street - Site Development Proposal		
		3/25/24
IMPERVIOUS SITE COVERAGE		
ITEM	Area	% Impervious
Site	5382.3 sq ft	
Building	2467 sq ft	
Side Pad	220.4 sq ft	
Rear Parking	693.9 sq ft	
Front Parking	375.9 sq ft	
Front Sidewalk	36.4 sq ft	
Front Porch	80.8 sq ft	
	3874.5 sq ft	72.0%

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