

"original"



SITE ADDRESS: 1607 W. Broad St.

Office Use Only:

DATE SUBMITTED: 3-26-24

HEARING DATE: 4-24-24

PLACARD: _____

FEE: \$ 0

ZONING CLASSIFICATION: RT

LOT SIZE: 3,875 Sq. Ft.

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

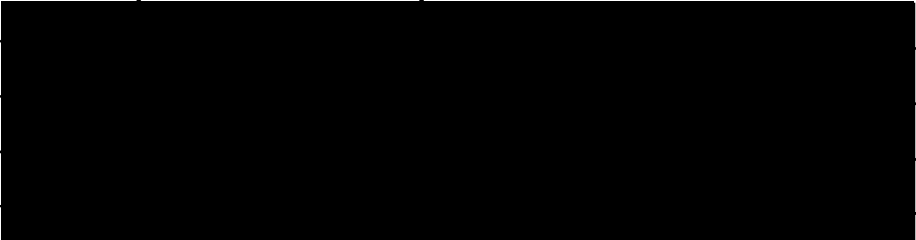
1. Return one (1) original and eight (8) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM on the 4th Wednesday of the month. The hearing will be held on the 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>Reginald and Esmeralda Lewis</u>
Address	[REDACTED]
Phone:	[REDACTED]
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):	
1	
Name <u>Joseph J. Piperato III</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>Sec</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.

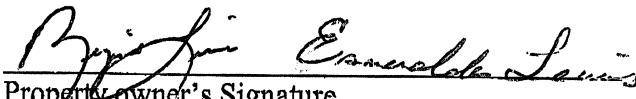
CERTIFICATION

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

Date



Property owner's Signature

3/26/24

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

Reginald and Esmeralda Lewis; 1604 West Broad Street, Bethlehem PA 18018

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Narrative to the Application for Appeal to the City of Bethlehem Zoning Hearing Board

Reginald and Esmeralda Lewis; 1604 West Broad Street, Bethlehem PA 18018

Proposal Narrative

Reginald and Esmeralda Lewis (collectively "Appellant") are the legal owners of 1604 W. Broad Street, Bethlehem, PA ("Property"). The Property is located in the High Density Residential Zoning District ("RT"). The Property contains 3,875 square feet ("Lot Area") and consists of a 1,420 square feet single family semi-detached dwelling ("Twin"). Appellant proposes to construct a 740 square feet, 2-bedroom, one-full bath detached accessory dwelling unit ("Accessory Dwelling") on the Property. Single Family Semi-Detached dwellings, Townhouses and Multi-Family dwellings are a permitted by right use in the RT District, however, an Accessory Dwelling Unit is not permitted. The proposed Accessory Dwelling Unit is consistent with the stated Purpose of the RT District: **"To provide for higher density residential neighborhoods with a mix of housing types."**

The Property has unique circumstances or conditions, including narrowness of lot and irregularity. The proposed Accessory Dwelling Unit is consistent with the character of the neighborhood which includes accessory dwelling units. Applicant proposes three off-street parking spaces, including two for the principal dwelling and one for the affordable accessory dwelling unit. A parking analyses demonstrates that sufficient on street parking is available if necessary.

The proposal is a key component of the Alley House Program and is in furtherance of the City of Bethlehem's 2023 comprehensive housing strategy entitled "Open Doors." The Alley House Program is a collaborative effort between the City of Bethlehem, Lehigh University, Community Action Lehigh valley and New Bethany. A complete description of the this program is attached hereto.

Narrative to the Application for Appeal to the City of Bethlehem Zoning Hearing Board

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Alley House Program Description

The Alley House Pilot Program is a multi-year research and design project focusing on the revival of alley housing, a 19th-century precursor to today's "accessory dwelling units" (or ADUs) that exist throughout the City of Bethlehem. It will produce pre-approved plans for Alley Housing, conduct community education and engagement, and enlist a workforce initiative to support future construction. This program will responsibly revive Alley Houses for the 21st century, reimagining this historic type to address today's challenges of land scarcity and housing affordability for the City's most vulnerable residents.

Through the production of a pilot Alley House unit to inform future zoning revisions, the Program will lower barriers to housing access while supporting local small businesses and fostering economic growth through workforce development initiatives during construction. The Program is led by an innovative partnership between Lehigh University, Community Action Lehigh Valley (CALV), the City of Bethlehem, and New Bethany. Significant federal funding and Congressional support has been awarded to this program, including a \$196,722.42 U.S. Department of Housing and Urban Development grant and \$850,000 in Community Projects Funding supported by Rep. Susan Wild and Senator Bob Casey.

The Alley House Program is a key initiative in the City of Bethlehem's 2023 comprehensive housing strategy, "Opening Doors," which stems from over a year of community outreach and detailed analysis of local housing market conditions. The study highlights a significant housing supply-demand gap, with a mere 2% rental vacancy rate and dwindling availability of affordable apartments below \$1,000, leading to a median rent increase from \$1,200 in 2017 to \$1,800 by 2022. Opening Doors recommends that the City create "regulations, guidelines, resources, and technical assistance for an ADU pilot program to support homeowners and local nonprofits to add affordable rental units on single-family parcels." The Alley House Program directly addresses this recommendation.

The Program team has made extensive efforts to identify the location for the pilot Alley House to be constructed. Through an analysis of site sewer access, lot dimensions, and other qualitative factors, 625 parcels were identified and contacted through direct mailers in West Bethlehem. Each homeowner was invited to a series of community meetings, held in December 2023, to solicit feedback and gauge neighborhood interest in the program. Over 15 homeowners expressed interest in participating in the program, and 1604 W Broad Street was selected to be the pilot Alley House site after an interview and evaluation process in January 2024. Neighbors of the pilot site were invited to participate in a neighborhood meeting on March 26, 2024, where questions, comments, and concerns were fielded by the project team.

The proposed Alley House design was vetted through multiple rounds of review with the City of Bethlehem Planning and Zoning staff, and will accommodate a low-income tenant managed by New Bethany. The Alley House will be guaranteed to remain affordable through a 20-year ground lease held by Community Action Lehigh Valley (CALV), who will also manage long-term property maintenance. Lehigh University students and faculty experts have contributed to the design, and will participate in the construction process led by CALV.

Exhibit A to the Application for Appeal to the City of Bethlehem Zoning Hearing Board

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List of Zoning Variances Requested

1. **Article 1302.18 Building, Main or Principal.**
A building in which is conducted the principal use of the lot on which it is situated. In any residential zone, a dwelling shall be deemed a main building on the lot on which the same is located, unless otherwise provided for elsewhere in this Zoning Ordinance.
2. **Article 1302.05 Alley.**
A public or private right of way having a right of way width of twenty (20) feet or less, which affords a means of access to the rear or side of abutting property and is not intended for general traffic circulation. Regardless of whether an alley is given a street name, no new principal building shall have its frontage on an alley.
3. **Article 1304.01(b)**
Unless otherwise provided by State or Federal law or specifically stated in this Ordinance (including Section 1324.03), any land or structure shall only be used or occupied for a use specifically listed in this Section 1304 or 1305 as being allowed in the zoning district where the land or structure is located. Such uses shall only be permitted if the use complies with all other requirements of this Ordinance.
4. **Article 1306.01(a)(4)**
Side yard setback, 4' required, 3' and 1' proposed.
5. **Article 1306.01(a)(4)**
Rear yard setback, 20' required, 4' proposed.
6. **Article 1318.26**
More than one permitted non-residential use or building shall be allowed on a lot, provided there is compliance with the requirements for each use or building.
7. **Article 1302.02 Accessory Building or Use.**
A subordinate use or building customarily incidental to and located on the same lot occupied by the main use or building. Unless specifically allowed otherwise by this Ordinance, a detached building that is accessory to a dwelling shall not include cooking facilities, a shower or a bath tub, and shall not be used for overnight sleeping purposes.