

"original"



SITE ADDRESS: 810 Monocacy Street

Office Use Only:  
 DATE SUBMITTED: 3.25.24 HEARING DATE: 4.24.24  
 PLACARD: \_\_\_\_\_ FEE: \$ 500.00  
 ZONING CLASSIFICATION: CL 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 4<sup>th</sup> Wednesday of the month. The hearing will be held on the 4<sup>th</sup> 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**

|                   |                                   |
|-------------------|-----------------------------------|
| <b>APPLICANT:</b> |                                   |
| Name              | Monocacy General Contractors, LLC |
| Address           | [REDACTED]                        |
| Bethlehe          | [REDACTED]                        |
| Phone:            | [REDACTED]                        |
| Email:            | [REDACTED]                        |

|  |  |
|--|--|
| <b>OWNER</b> (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:   |  |
| <b>ATTORNEY</b> (if applicable):   |  |
| Name Victor E. Scomillio   |  |
| Address [REDACTED]   |  |
| [REDACTED]   |  |
| 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 |
|-----------------|----------------------------|---------------------------------|-----------------|
| 1306            | 1,200 square feet          | 797 square feet                 | 403 square 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.

N/A

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If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable; N/A

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If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

Applicant seeks a variance from Section 1306 Dimensional Variance.

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**NARRATIVE**

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

\*Please see attached.

**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

3/18/2024

Date

Property owner's Signature

3/18/2024

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.**

**Re: Monocacy General Contractors, LLC - Application for Appeal  
to the City of Bethlehem Zoning Hearing Board**

**NARRATIVE:**

On December 11, 2020 the City of Bethlehem Zoning Hearing Board granted Applicant's request for zoning relief. A true and correct copy of the Zoning Decision is attached and incorporated as Exhibit A. Applicant was permitted twenty-one bedroom and four two-bedroom apartments. The intended design of the facility included a fitness center on the fifth floor. Due to Americans with Disabilities Act requirements, the fitness center would not be accessible and Applicant would be unable to afford all tenants use of the fitness center. Applicant intends to relocate the fitness center to the second floor for all to access. The relocation of the fitness center permits Applicant add an additional one-bedroom apartment unit consisting of 797 square feet. See attached diagram.

The request is in conformity with and consistent with the Application previously submitted to the Zoning Hearing Board and the approval which followed.

No other zoning relief is needed for the request. Consistent with the previous request and decision, Applicant meets the standard for a variance. The variance request is consistent with the character of the neighborhood and is consistent with the public interest.