



SITE ADDRESS: 1800 & 1804 Calypso Avenue

Office Use Only:

DATE SUBMITTED: 3.26.24

HEARING DATE: 5.22.24

PLACARD: _____

FEE: \$500.00

ZONING CLASSIFICATION: RS

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 Macada Partners, 1800 Calypso, LLC

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	James F. Preston, Esquire
Address	[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
<u>1306.01(a)(2)</u>	<u>2.5 Stories / 35'</u>	<u>3 Stories / 31' +/-</u>	<u>0.5 Stories</u>
<u>1322.03(II)(5)(i)</u>	<u>15 Feet</u>	<u>10 Feet</u>	<u>5 Feet</u>
<u> </u>	<u> </u>	<u> </u>	<u> </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.

Use Variance to permit Multi-Familys Dwellings (apartments)

Ref. Section 1306.01(a)(2)

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

03.22.24

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.

PROJECT NARRATIVE

The subject property is situated on the north side of Calypso Avenue, nearby the intersection of Mount Airy Ave., on the City's west side. The property is located in the RS Zone, however, abutting the RT Zone (high density) on the north and west sides. Existing structures immediately adjacent to the property consist of 2-Story, multi-family garden apartments to the north and west, 2-Story/4-cluster town-homes to the south, and 1 & 2-Story single family homes to the east. It is the applicants opinion the subject property is essentially a "*squared carve-out*" to the southeast corner of the RT Zone.

The Applicant proposes to consolidate two existing parcels that collectively measure 180' width (frontage on Calypso) by 140' depth, consisting of 0.5785 Acres or 25,200 SF, on which the applicant proposes to construct a 3-story 12DU multi-family (apartments) structure. The proposed building will measure 81' in width by 73' in depth, and will meet and exceed all set-back requirements of the RS district. Applicant further intends to provide 21 off-street parking spaces (1.75/DU), enclosed waste container storage, storm water management, etc., all of which will be further reviewed under Land Development approval.

Variances sought are for: 1) Multi-Family Dwelling USE in the RS Zone (a permitted use in the immediately adjoining RT "high density" District); 2) dimensional variance for the Maximum Height/Maximum Stories of 2.5 stories, to 3 stories; and 3) for the minimum distance between parking spaces and multi-family dwellings from 15' to 10'.

Applicant strongly believes the requested variance is reasonable and warranted, and that the proposed structure and multi-family use is very much "in keeping" with the long existing, immediately nearby multi-family apartments and town-homes. Applicant further believes the proposed use and structure demonstrates "*smart growth*" and logical "*infill*" use of an existing, long vacant lot, in a highly sought after and desirable location on Bethlehem's West Side. Further, the proposed use will be beneficial to the city in providing much needed workforce housing, with no adverse impact to the surrounding community.

The applicant provided a "*sketch*" submission to the City Planning Commission, and appeared before the commission on March 14, 2024. At the subject meeting all City Planning Commission members supported and voted in favor of the project.

Also noteworthy, when considering the immediate, surrounding multi-family, high density uses, the applicant does not believe the property is fit for, or conducive to, single family use. And that multi-family use provides for a cleaner "*transition*" to the single family uses to the east.