



SITE ADDRESS: 312 HANOVER STREET

Office Use Only:

DATE SUBMITTED: 5.20.24

HEARING DATE: 6.26.24

PLACARD: \_\_\_\_\_

FEE: \$500.00

ZONING CLASSIFICATION: RT

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	<b>Hanover Rauch, LLC</b>
Address	_____
	_____
Phone:	_____
Email:	_____

<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	<b>Applicant is the Owner</b>
Address	
Phone:	
Email:	
<b>ATTORNEY</b> (if applicable):	
Name	<b>James F. Preston, Esquire</b>
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>1306.01(a)4</u>	<u>90 feet (lot width)</u>	<u>60 feet</u>	<u>30 feet</u>
<u>1318.23*</u>	<u>Variance to replace buffer yard with opaque fencing</u>		
<u>1319.03(3)</u>	<u>24 feet (aisle width)</u>	<u>22 feet</u>	<u>2 feet</u>

\* at parking area only

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  
\_\_\_\_\_  
\_\_\_\_\_

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: \_\_\_\_\_

N/A  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_

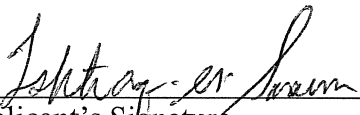
**NARRATIVE**

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

5/21/24  
Date

  
Property owner's Signature

5/21/24  
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.

**IN RE:        312 HANOVER STREET**

**DATE:        MAY 21, 2024**

**NARRATIVE**

The Applicant proposes to develop the Subject Property with a permitted residential use at a permitted density; however, the existing lot is 60 feet wide, whereas the Ordinance requires a 90 foot lot width. The narrowness of the lot is a condition, not created by the Applicant, which interferes with the reasonably development of the Subject Property. All requested variances (i.e. lot width, drive aisle width, and buffering relate directly to the substandard lot width.



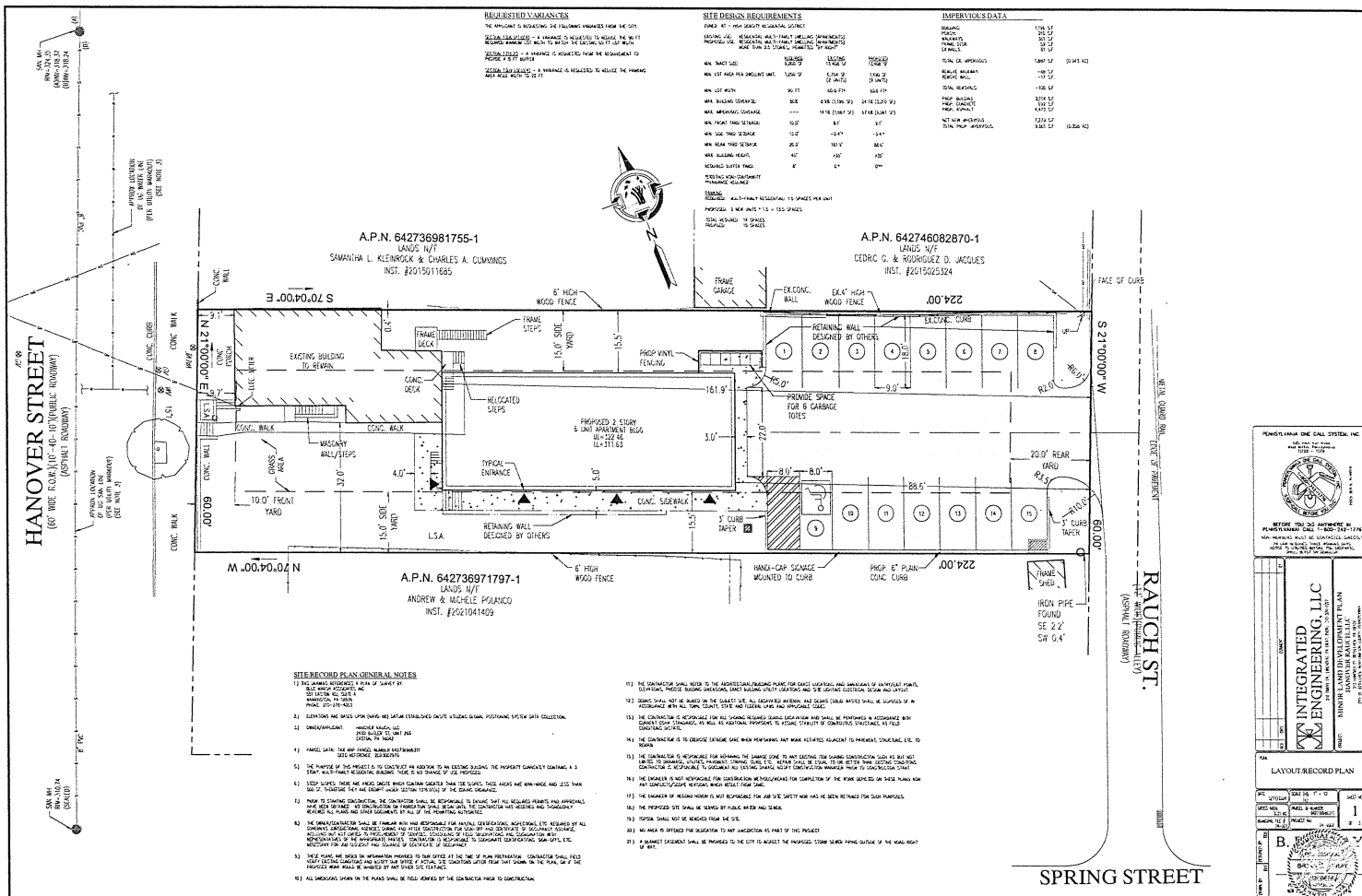
Project description:

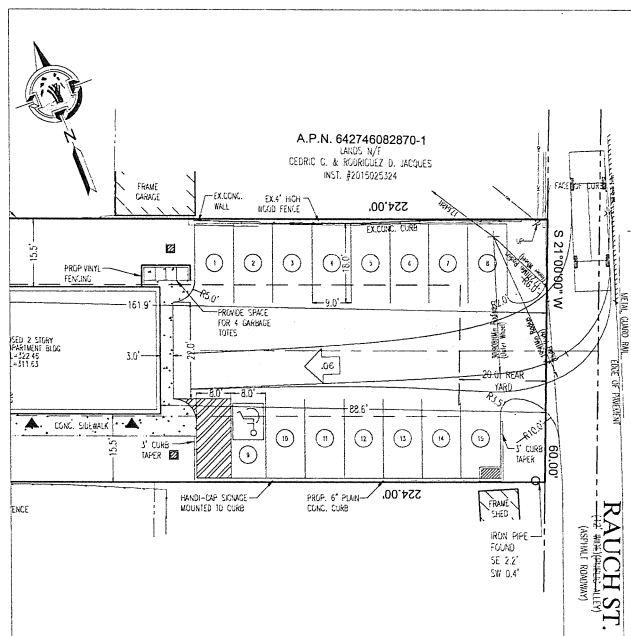
The existing residential structure located at 312 Hanover Street currently houses two apartments. We intend to add seven new apartments and fifteen new off-street parking spots. We intend to finish the currently semi-finished space on the third story of the structure in order to construct one 2-bedroom apartment. A new two-story structure will be added to the rear of the existing structure and contain five 2-bedroom apartments and one 1-bedroom apartment. In order to provide the fifteen off-street parking spots, we will construct a new off-street parking area at the rear of the parcel. We will also install a solid privacy fence between the parking area and the immediately adjacent neighboring parcels.

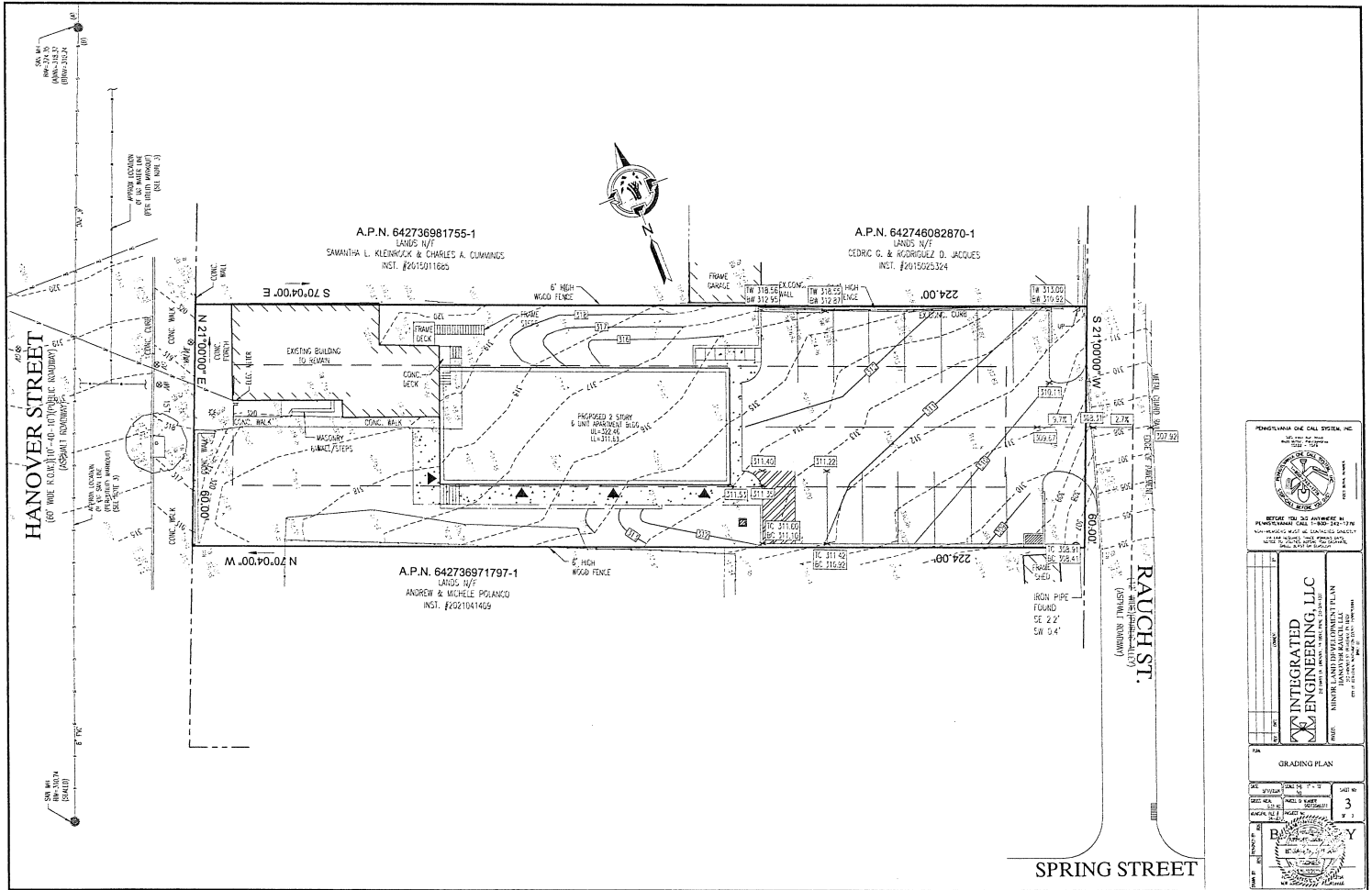
Variances requested for 312 Hanover Street.

1. Zoning ordinance: 1306.01(a)(4) – A dimensional variance to reduce the minimum lot width
  - a. Required: 90 feet
  - b. Proposed: 60 feet existing
2. Zoning ordinance: 1318.23 – A dimensional variance to reduce or eliminate the minimum required width of a buffer yard
  - a. Required: 8 feet
  - b. Proposed: 0 feet with solid privacy fence
  - c. Comment: Relevant only to the parking lot
3. Zoning ordinance: 1319.03(a)(4) – A dimensional variance to reduce the minimum aisle width for two-way traffic
  - a. Required: 24 feet
  - b. Proposed: 22 feet
  - c. Comment: Relevant only to the parking lot





[illegible]



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**GRADING PLAN**

**3**

**Y**

