



SITE ADDRESS: 1411-1435 Greenview Drive, Bethlehem, PA 18018

Office Use Only:

DATE SUBMITTED: 6.13.24

HEARING DATE: 7.24.24

PLACARD: _____

FEE: \$500.00

ZONING CLASSIFICATION: RG

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	1411 Greenview Associates LLC
Address	_____
Phone:	_____
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):			
Name Victor E. Scomillio, 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
1306.01(c)	120	240	Length of buidling

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.

1306.01(c) See attached.

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

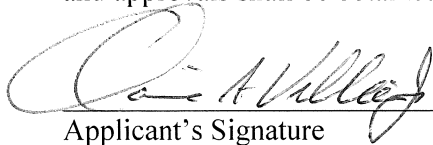
NARRATIVE

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

6/7/24
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.

**Re: Application for Appeal to the City of Bethlehem Zoning
Hearing Board - Attachment/Narrative:**

Applicant: 1411 Greenview Associates LLC
Site Address: 1411-1435 Greenview Drive, Bethlehem, PA 18018

Narrative:

Applicant is permitted by right to construct four (4) single family attached (Townhouse) dwelling units. Applicant is constructing six (6) four single family attached dwelling units each of two-story construction. Applicant is permitted to construct these units per right of the City of Bethlehem Zoning Ordinance 1306.01(c).

During design phase of this project, it became apparent for the need for four (4) utility sheds between the buildings. The utility sheds will be six feet by six feet and one-story in height. The rooms will be heated and will contain utility connections for each unit. The utility sheds will not contain storage or livable space. The utility sheds will be heated to prevent damage to water pipes.

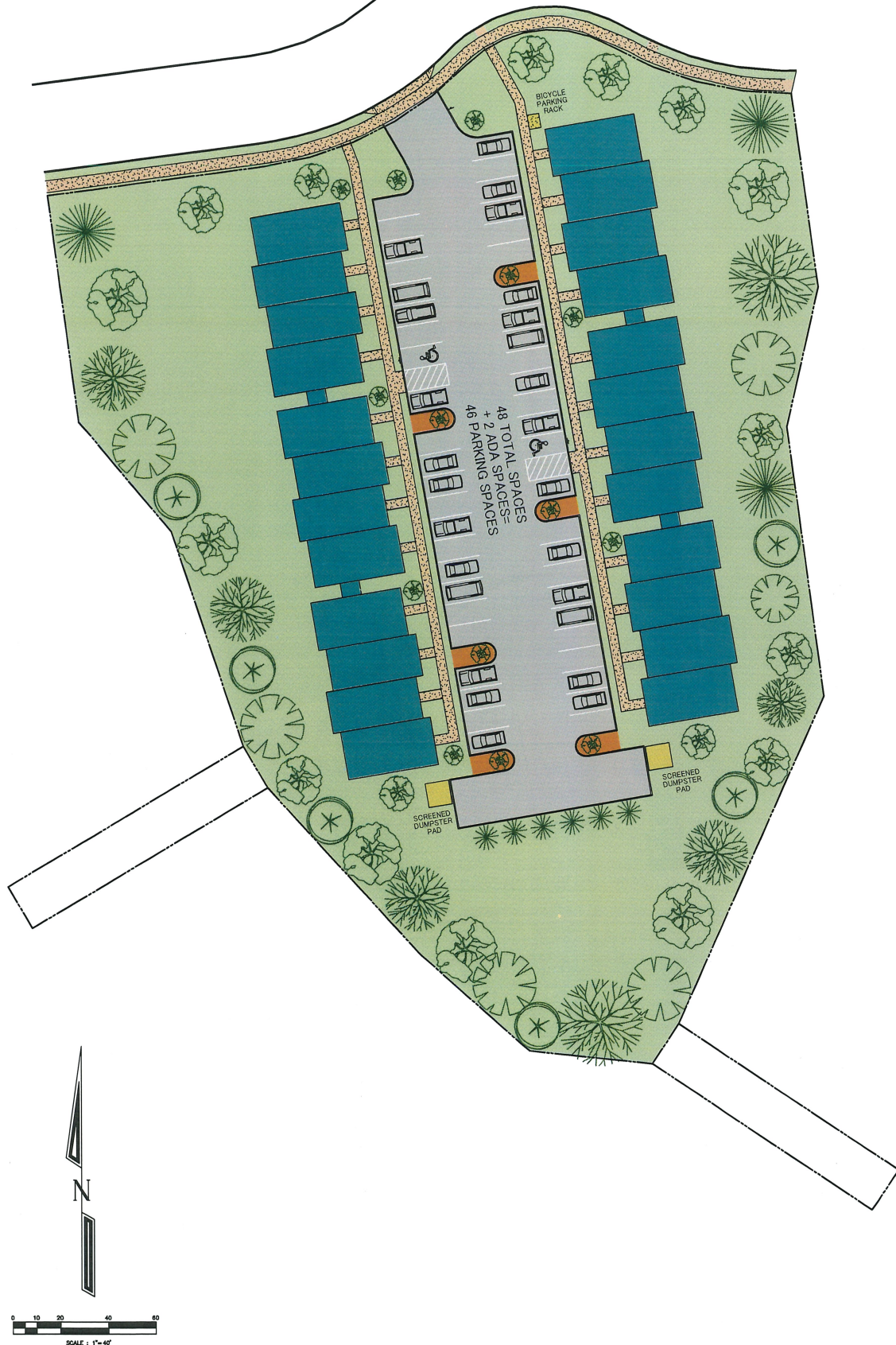
The utility sheds will provide access for emergency use for each of the units will have shutoff valves for water for fire suppression systems and will be easily accessible for emergency responders and utility operators.

The utility sheds will not add any additional units or occupants to the project.

The originally planned four unit sections shall maintain their existing dimensions of 76 feet in length. No additional relief is needed other than the dimensional variance for the 120 feet limitation as imposed by 1306.01(c). While the utility sheds will connect the buildings, the livable dimensions of the units will remain under the 120 feet as required by Ordinance.

1411 GREENVIEW DRIVE

City of Bethlehem

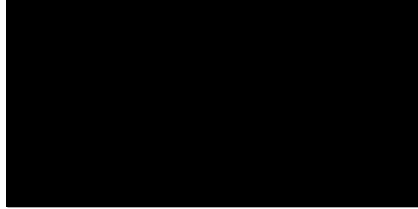




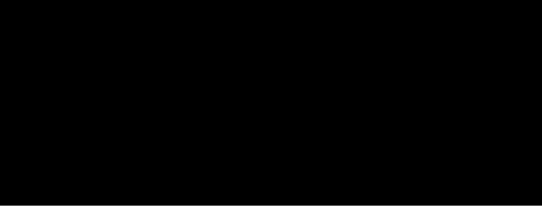
Prepared by:

Steckel and Stopp

Attn: Keith W. Strohl, Esquire



Return to:



PIN# 642804111751 1

DEED

THIS INDENTURE made this *14th* day of *December*, 2023.

BETWEEN

CHURCH OF THE MANGER, UNITED CHURCH OF CHRIST, formerly known as the Church of the Manger, Evangelical and Reformed, a nonprofit corporation registered with the Commonwealth of Pennsylvania, hereinafter referred to as "GRANTOR", Party of the First Part;

AND

1411 GREENVIEW ASSOCIATES, LLC, a limited liability company registered with Commonwealth of Pennsylvania, hereinafter referred to as "GRANTEE", Party of the Second Part;

WHEREAS, the Grantor which was previously known as Church of the Manger, Evangelical and Reformed when it incorporated on May 27, 1953, filed Articles of Amendment dated April 11, 1966, to update the corporate office and amend its name to the Church of the Manger, United Church of Christ. Therefore, the Grantor is now correctly identified under its current name which is Church of the Manger, United Church of Christ.

WITNESSETH, That the said Party of the First Part, for and in consideration of the sum of SEVEN HUNDRED FIFTY THOUSAND and 00/100----(\$750,000.00) DOLLARS lawful money of the United States of America, unto it well and truly paid by the Party of the Second Part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and

confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said Party of the Second Part, its heirs and assigns forever;

ALL THOSE CERTAIN lots or pieces of land lying and being in the 13th Ward of the City of Bethlehem, County of Lehigh and Commonwealth of Pennsylvania and designated on Plan of Lots of Kaywin Home Builders, Inc. Section 3, prepared by G. Edwin Pidcock Company, Engineers, dated December 15, 1952, and resubmitted on Plan dated February 19, 1954, recorded in Volume 5, Page 8 as Block "U" Lots Nos. 17 to 22.

UNDER AND SUBJECT, nevertheless to certain agreements, conditions and restrictions as appear of record.

BEING THE SAME PREMISES which the BOARD OF NATIONAL MISSIONS OF THE EVANGELICAL AND REFORMED CHURCH by deed dated September 30, 1953 and recorded in the Office of the Recorder of Deeds on November 9, 1953, in Deed Book Volume 816 Page 80 granted and conveyed unto the CHURCH OF THE MANGER, EVANGELICAL AND REFORMED. The aforementioned CHURCH OF THE MANGER, EVANGELICAL AND REFORMED filed Articles of Amendment on April 11, 1966, amending its name to the current CHURCH OF THE MANGER, UNITED CHURCH OF CHRIST, Grantor herein.

TOGETHER with all and singular, the buildings and improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, rights, title, interest property, claim and demand whatsoever of the said Party of the First Part, in law, equity or otherwise, howsoever, of, in and to the same and every part thereof.

This space intentionally left blank.

TO HAVE AND TO HOLD the said lot or piece of ground above described with buildings and improvements thereon erected hereditaments and premises hereby granted and conveyed or mentioned, and intended so to be, with the appurtenances, unto the said Party of the Second Part, its heirs and assigns, to and for the only proper use and behoof of the said Party of the Second Part, its heirs and assigns forever.

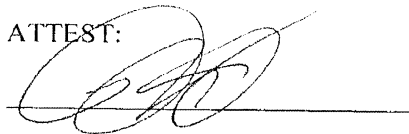
AND the said Party of the First Part, for its heirs, executors and administrators, have by these presents covenant, grant and agree to and with the said Party of the Second Part, its heirs and assigns, that it, the said Party of the First Part its heirs and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said Party of the Second Part, its heirs and assigns against the said Party of the First Part, and its heirs and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them.

Shall and will Specially Warrant and forever defend subject as aforesaid.

The CHURCH OF THE MANGER, UNITED CHURCH OF CHRIST, Party of the First Part, does hereby constitute and appoint, LINDA SMALL, President, to be its attorney, for it and in its name, and as and for its corporate act and deed, to acknowledge this Indenture before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

IN WITNESS WHEREOF, the said Party of the First Part has to these presents set their hands and seals. Dated the day and year first above written.

ATTEST:

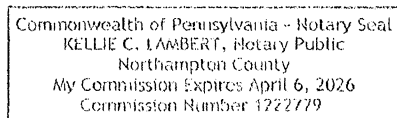


Linda Small
LINDA SMALL, President of the CHURCH OF
THE MANGER, UNITED CHURCH OF CHRIST

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Northampton) SS:

One this 14th day of December, 2023, before me, the undersigned officer, personally appeared the above-named **LINDA SMALL, President**, of the Board of Directors, and by virtue and in pursuance of the authority therein conferred upon her, acknowledged the said Deed to be the act and deed of the said Church of the Manger United Church of Christ to the intent that the same may be duly recorded.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Kellie C. Lambert
Notary Public

I HEREBY CERTIFY that the precise residence and complete post office address of the Grantee herein is:

555 ASHWOOD DRIVE
NAZARETH, PA 18064 -
8886
On Behalf of Grantee

MICHELLE GRAUPNER
LEHIGH COUNTY CLERK OF JUDICIAL RECORDS



Recorder of Deeds Division
Lisa Stella-Ali, Chief Deputy
Lehigh County Courthouse
455 W. Hamilton Street - Room 122
Allentown, PA 18101-1614
(610) 782-3162

*RETURN DOCUMENT TO:
HOLZINGER, HARAK & SCOMILLIO

Instrument Number - 2023029894

Recorded On 12/15/2023 At 2:12:57 PM

* Instrument Type - DEED

Invoice Number - 535312

User ID: LAS

*Total Pages - 5

* Grantor - CHURCH OF THE MANGER UNITED CHURCH OF CHRIST CHURCH OF THE MANGER EV

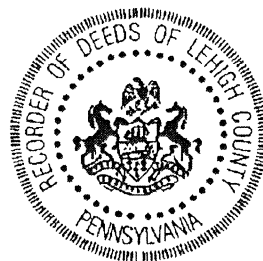
* Grantee - 1411 GREENVIEW ASSOCIATES LLC FOURTEEN ELEVEN (1411) GREENVIEW ASSOCIAT

* Customer - HOLZINGER, HARAK & SCOMILLIO

*** FEES**

STATE TRANSFER TAX	\$7,500.00
STATE WRIT TAX	\$0.50
STATE JCS	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$10.00
BETHLEHEM SCHOOL DISTRICT	\$3,750.00
CITY OF BETHLEHEM	\$3,750.00
TOTAL PAID	\$15,080.25

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Lehigh County, Pennsylvania



Michelle Graupner

Michelle Graupner
Clerk of Judicial Records
Recorder of Deeds Division

LCGIS Registry UPI Certification
On December 15, 2023 By WC

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2023029894

