

SITE ADDRESS: 251 Cherokee Street

Office Use Only:

DATE SUBMITTED: 06.14.2024HEARING DATE: 07.24.2024

PLACARD: _____

FEE: _____

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	NIP Wilbur, 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	Same as Applicant
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
Article 1319.02 (b) (6) (g) (6)	15 feet	12 feet	3 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.

Article 1304; Hotel use in an RG Zone

Article 1320; Freestanding on-premises sign in RG Zone

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

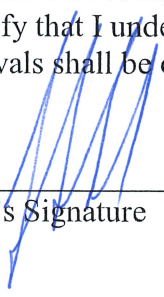
NARRATIVE

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

6/14/24

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.

IN RE: 251 Cherokee Street

DATE: June 14, 2024

NARRATIVE

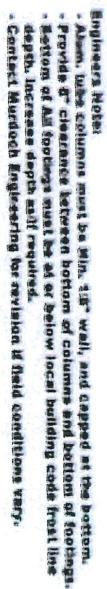
This matter concerns an existing building located in an RG zone in the City of Bethlehem at the corner of west third and Cherokee streets. Applicant proposes to use the existing building as a 7-room hotel. A hotel is not permitted use in an RG zone and therefore a variance is necessary for this use.

Applicant is proposing an on-premises freestanding sign to identify the use. A variance is necessary to allow such a sign.

Applicant also seeks relief from the Ordinance parking setback requirements relative to the proposed parking area along Cherokee Street.

A sketch plan identifying the Applicant's proposed development is included with this Application, along with a detailed drawing of the proposed sign, and photos depicting the existing conditions of the property.

Installation Address:
325 Cherokee St
Bethlehem PA 18015



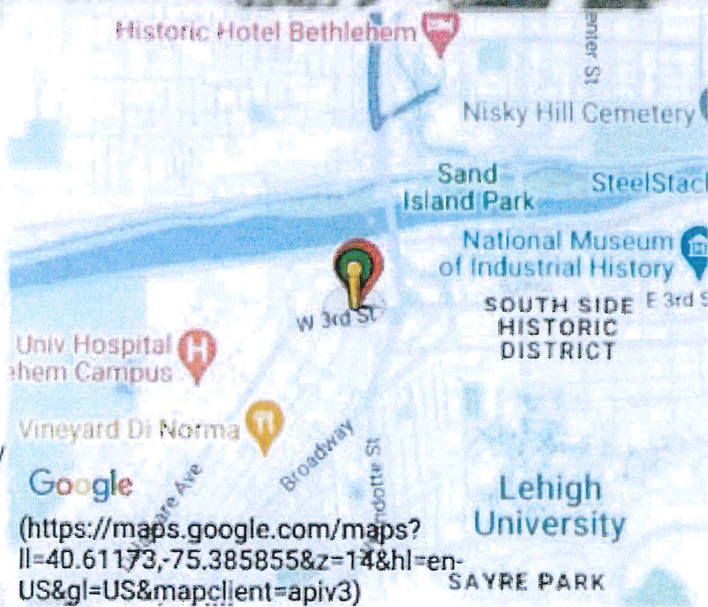
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PN 22360WZ

PM 22360WZ

FILE SAVED IN: 03/22

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GET A
PAYME

Historic Hotel Bethlehem

Nisky Hill Cemetery

Sand
Island Park

SteelStack

National Museum
of Industrial History

SOUTH SIDE
HISTORIC
DISTRICT

Univ Hospital
Bethlehem Campus

Vineyard Di Norma

Google

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ll=40.61173,-75.385855&z=14&hl=en-

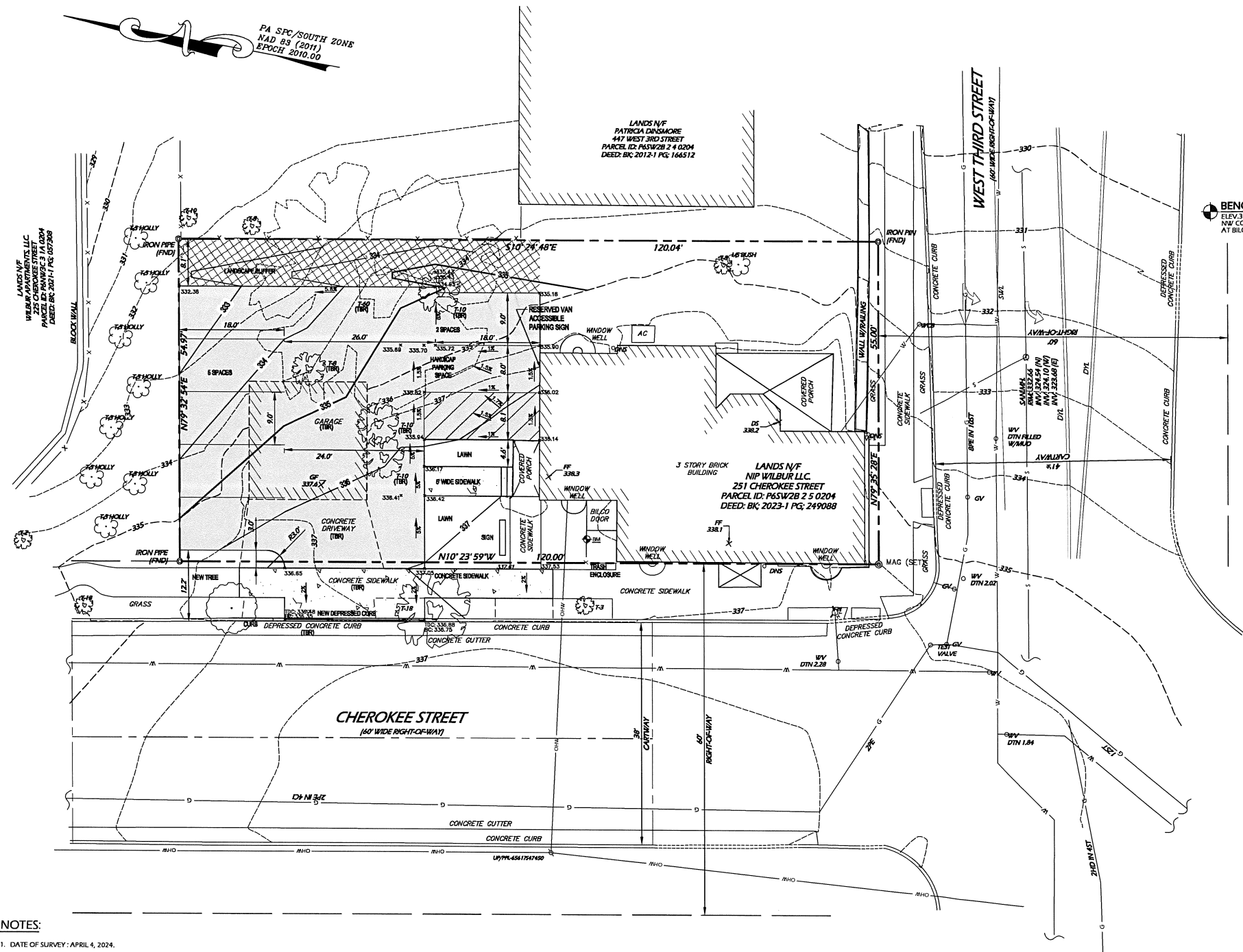
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Lehigh
University

SAYRE PARK

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source=apiv3&contact (mailto:nick@instantstreetview.com) | terms (/terms.html) | privacy (/privacy.html) | Browse



NOTES:

- DATE OF SURVEY: APRIL 4, 2024.
- THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
- HORIZONTAL DATUM: PA SFC/SOUTH ZONE NAD83 (2011) EPOCH 2010.00.
- A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
- A PRELIMINARY DESIGN NOTICE TO PENNSYLVANIA ONE CALL SYSTEM, INC. (POCS) HAS BEEN SUBMITTED BY ARTHUR A. SWALLOW ASSOCIATES, LLC. ARTHUR A. SWALLOW ASSOCIATES, LLC IS NOT RESPONSIBLE TO SUBMIT THE FINAL DESIGN NOTICE WHICH SHALL BE SUBMITTED TO POCS NOT LESS THAN 10, NOR MORE THAN 90 BUSINESS DAYS IN ADVANCE OF THE FINAL DESIGN AND/OR THE DATE OF THIS PLAN.

SURVEY REFERENCE:

PLAN ENTITLED "PLAN OF PROPERTY OF DR. WILLIAM P. WALKER EST.", PREPARED BY ALLEN G. ZOELL PLS. DATED SEPTEMBER 1933 AND RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE IN MAP BOOK 11, PAGE 2.

SITE DATA

RECORD OWNER: NIP WILBUR LLC
1800 OLD MILL ROAD
BETHLEHEM, PA 18015

PROPERTY LOCATION: 251 CHEROKEE STREET
BETHLEHEM, PA 18015
DEED REFERENCE: DRV 2023-1, PAGE 249088
PARCEL ID: P65W2B 2 5 0204
TRACT AREA: 6599 SQ. FT./0.1515 ACRES

TAX AUTHORITY: CITY OF BETHLEHEM
WATER: PUBLIC
SEWER: PUBLIC

IMPERVIOUS COVER EXISTING: 41%

ZONING DATA

ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL DISTRICT (RD DISTRICT)
EXISTING: MEDICAL OFFICE BUILDING; PROPOSED USE: HOTEL

	REQUIRED	EXISTING COND	PROPOSED
MIN. LOT AREA:	6,500 SF	6,599 SF	6,599 SF
MIN. LOT WIDTH:	60 FT	55'	55'
MIN. BUILDING SETBACKS:			
FRONT YARD:	20'	-4.1'	-4.1'
SIDE YARD:	10'	11.9'	17.9'
REAR YARD:	N/A	N/A	N/A
MAX. BUILDING HEIGHT:	35'	5.35'	5.35'
MAX. BUILDING COVERAGE:	70%	34.5% (2,276 SF)	28.3% (1,869 SF)
PARKING SETBACK:	15'	N/A	12.2'
BUFFER YARD:	15 FT	N/A	8.1'

PARKING REQUIREMENTS

STALL SIZE: 9'x18' REQ'D; 9'x18' PROPOSED

HOTEL: 0.8 SPACE/SLEEPING ROOM OR SUITE
+ 1 SPACE/EVERY 2 ON-SITE EMPLOYEES
0.8 SPACES X 7 ROOMS
0 ON-SITE EMPLOYEES

TOTAL REQUIRED = 6 SPACES
SPACES PROVIDED = 7 SPACES
SPACES REQUIRED = 1 SPACES
SPACES PROVIDED = 1 SPACES

ADA ACCESSIBLE PARKING:

LEGEND

---	PROPERTY LINE
----	BUILDING OUTLINE
----	ADJACENT PROPERTY LINE
----	RIGHT-OF-WAY LINE
----	CONCRETE CURB
----	EXISTING CONTOUR MAJOR
----	EXISTING CONTOUR MINOR
----	PROPOSED CONTOUR MAJOR
----	PROPOSED CONTOUR MINOR
-W-	WATER LINE
-CHW-	OVERHEAD WIRES
S-	SEWER LINE
⊗	EXISTING DECIDUOUS TREE & SIZE
⊗	IRON PIN, REBAR OR IRON PIPE (FOUND)
⊗	MAG (SET)
⊗	WV
⊗	GV
⊗	DNS
⊗	DOWNSPOUT
⊗	ASPHALT
⊗	SIDEWALK
⊗	PROPOSED DECIDUOUS TREE

ABBREVIATIONS:

WV	WATER VALVE
SAN MH	SANITARY MANHOLE
DNS	DOWNSPOUT
DS	DOOR SILL
GF	GARAGE FLOOR
FF	FINISHED FLOOR
SWL	SINGLE WHITE LINE
DWL	DOUBLE WHITE LINE
BM	BENCH MARK
TBR	TO BE REMOVED
TDC	TOP OF DEPRESSION CURB
BC	BOTTOM OF CURB

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2008 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1778)."

THE SITE SERIAL NUMBERS ARE 20XX

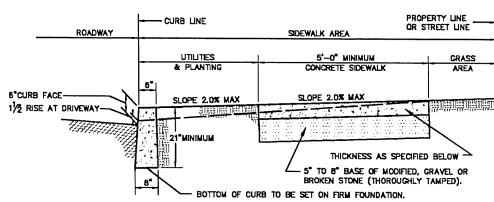
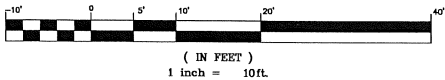
CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

GRAPHIC SCALE



GENERAL REQUIREMENTS:

ONE COURSE (MINIMUM) CONSTRUCTION FOR ALL CURB, GUTTER AND SIDEWALK.
CONCRETE MIX: TO BE CLASS A CONCRETE 3300# 8 BAG MIX - 5.6 GAL WATER PER BAG THROUGHOUT.
USE POWER BATCH MIXER, NO SLAG.
CURB: 2" MINIMUM DEPTH WITH APPROVED FINISH ON TOP AND EXPOSED FACE.
GUTTER: 8" DEPTH - SLOPE OF GUTTER 1/2" RISE PER FOOT AWAY FROM CURB.
SIDEWALK THICKNESS - RESIDENTIAL AREA - 8", AT BUSINESS AND INDUSTRIAL DRIVEWAYS - 8".
FINISH - USE WOOD FLOAT TO PRODUCE SKID RESISTANCE SURFACE.
ON GRADES OF 5% OR MORE, PRODUCE A ROUGHER FINISH.
SLOPE - WALK AND PARKWAY AREAS 3/4" PER FOOT TOWARD CURB.
EXPANSION AND CONTRACTION JOINTS: SEE CITY CONSTRUCTION STANDARD NO.1A.
HANDICAPPED RAMP: REQUIRED ON ALL RAMP.
SIDEWALKS: SEE CITY STANDARD DRIVEWAY ENTRANCE AND APRON SKETCH.
EXCAVATION: WHEN EXCAVATING IN THE CARTRAY OF A CITY STREET, A CLEAN, FULL DEPTH CUT- BY JACK HAMMERING OR SAWCUTTING-SHALL BE MADE IN THE STREET BETWEEN THE AFFECTED AND THE UNAFFECTED WORK AREAS. FURTHER, FINAL RESTORATION IN THE AFFECTED AREA OF THE STREET SHALL CONSIST OF CREATING A NEW CLEAN CUT BY SAWCUTTING 12" BEYOND THE EDGE OF ANY AFFECTED WORK AREAS, BACKFILLING WITH PENNDOT 2A MODIFIED STONE, AND PROPERLY COMPACTING THIS STONE TO THE ELEVATION OF THE TOP OF THE SUBGRADE (I.E. BOTTOM OF THE BASE COURSE OF THE MACADAM), BUT NO HIGHER THAN 3-INCHES BELOW THE FINISH GRADE-EXCEPT AS REQUIRED TO PROVIDE REASONABLE TEMPORARY ACCESS AT DRIVEWAYS.

ORDINANCE REQUIREMENTS:

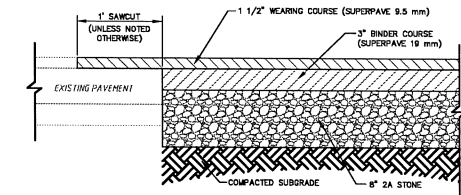
WARRANT OF SURVEY - PROCURED FROM THE CITY ENGINEER'S OFFICE, PROVIDES FOR ESTABLISHING LINE & GRADES, STAKES TO BE PROTECTED BY APPLICANT AND USED WITHIN 30 DAYS.
EXCAVATION PERMIT - PROCURED FROM THE CITY ENGINEER'S OFFICE, FOR SIDEWALK AND DRIVEWAY CONSTRUCTION.

DETAIL REQUIREMENTS:

FOR FURTHER DETAILS AND OTHER REQUIREMENTS SEE THE FOLLOWING DOCUMENTS ON FILE IN THE OFFICE OF THE CITY ENGINEER: "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF CONCRETE CURB, GUTTER AND SIDEWALK" COPIED ORDINANCES OF THE CITY OF BETHLEHEM, ARTICLES 803 AND 808.

NOTE:

WHENEVER A CURB, GUTTER AND/OR SIDEWALK IS LOCATED IN THE HISTORICAL AREA, SPECIAL REQUIREMENTS APPLY.



NOTES:

- ALL PAVING IS TO BE CONSTRUCTED IN ACCORDANCE WITH PENN. D.O.T. PUBLICATION 408, CURRENT EDITION.
- COMPACTION REQUIREMENT OF 95% DRY WEIGHT DENSITY FOR THE STONE COURSE.
- ALL PAVING THICKNESSES SHOWN SHALL REFLECT MINIMUM THICKNESS AFTER COMPACTION.

TYPICAL FULL-DEPTH PAVING SECTION (ON-SITE) N.T.S.

FOR CBR ≥ 4: USE 6" STONE, 3" BINDER, 1.5" WEARING
FOR CBR < 4: USE 8" STONE, 3" BINDER, 1.5" WEARING

THIS DETAIL SHALL BE UTILIZED FOR THE ON-SITE PAVING SECTION. SEE HOP PLANS FOR THE PAVEMENT DESIGN WITHIN THE PENNDOT ROW (BETHMAN RD)

SKETCH PLAN

251 CHEROKEE STREET

NIP WILBUR LLC

251 CHEROKEE STREET

CITY OF BETHLEHEM

BETHLEHEM, PA 18015

NORTHAMPTON

PENNSYLVANIA

Terraform
Engineering, LLC

ONE EAST BROAD STREET, SUITE 300
BETHLEHEM, PA 18014
PHONE: 484-882-4821 www.terraformengineering.com

SKETCH PLAN

DATE: 05.22.2024

SCALE: 1"=10'

PROJECT NO.: 24018
DRWN: SLF CHKD: JQM

SP-1

SHEET 01 of 01