

EXHIBIT "B"
CITY OF BETHLEHEM ZONING HEARING BOARD
NARRATIVE TO ZONING HEARING BOARD APPEAL APPLICATION
SPINOZZI 2, LLC

Appellant is the legal owner of 817 W. Broad Street, Lehigh County Tax Parcel No. 642728323476 1, consisting of a mixed use, commercial office and one dwelling unit ("817 Parcel") and 821-823 W. Broad Street, Lehigh County Tax Parcel No. 642728226445 1, consisting of a 14-room boarding house ("821 Parcel"), the 817 Parcel and 821 Parcel referred to collectively as the "Property". Appellant desires to convert the 817 Parcel into 4 dwelling units and construct a three-story addition to the 821 Parcel consisting of 14 dwelling units, thereby creating a consolidated Property totaling 18 dwelling units. The Property is located in the CL, Limited Commercial Zoning District. Multiple Family Dwellings are a permitted by right use in the CL District so long as the dwelling units are located "in the same building as a principal commercial use that is on the front street level".

The existing structures on the 817 Parcel and 821 Parcel have historic value and distinctive features and it is Appellant's intent to restore and maintain the existing structures and distinctive features including front porches, fenestration and roof lines. Appellant desires to retain the existing structures rather than raze the existing structures and construct a new 5 story/60 feet in height apartment building on the Property. The existing rooming house on the 821 Parcel contains 17 bedrooms per County of Lehigh records and is in poor/dilapidated condition. Furthermore, as a result of an estate planning issue for a decade, the 821 Parcel has a long history of municipal violations and negative impact on the neighborhood as a result of its transient nature. Appellant desires to alleviate any future impact on the neighborhood by eliminating the rooming house.

The Property possesses unique physical characteristics, including steep slopes along W. Broad Street, narrowness of lot and irregular shape, which creates an unnecessary hardship not caused by Appellant. The physical characteristics directly impact the ability to develop the Property in strict conformity with the applicable provisions of the Ordinance. The hardship is further caused by the condition of the 821 Parcel and the cost to repair/renovate to a habitable condition.

The relief requested is the minimum variance that will afford relief and represents the least modification possible of the regulation at issue. The variance will not alter the essential character of the neighborhood.