

October 22, 2025

601 Apollo Drive
Bradford/Guttormsen
Zoning Hearing Board Appeal
Supplemental Statement

The applicant is in the process of planning and implementing an exterior renovation project to include the replacement of an existing pool house. The initial permitting process with the City revealed a concern regarding the shower depicted in the proposed pool house plan. The original submission did not include detailed information relative to the existing pool house such as the fact that it also contained a full bathroom with shower. The old pool house is in desperate need of updating/enlarging and is not conducive to expansion.

Therefore, the applicant wishes to replace the pool house with a new building meeting all other criteria for accessory structures in the district as well as continuing to contain a shower within.

The applicant has recently submitted the proposed project without the shower for permitting in effort to keep the project moving forward.

At this time the applicant desires either:

A variance to permit a shower within the replacement pool house on the ground that 1.) It is incidental to an accessory pool house use and amenity associated with such outdoor living 2.) the pool house is not designed nor intended to provide overnight accommodations and 3.) the old dilapidated pool house contained a shower that existed from the time the property was purchased.

OR – (to the extent applicable)

As permitted by special exception to expand/replace a non-confirming use. The non-conformity being the shower that would be continued in the new and enlarged pool house.

The applicant purchased the property in September of 2021. The real estate was advertised with a pool house containing a full bath. The sellers disclosure included the pool house with full bath and no indication of current zoning violation. The City of Bethlehem conducted pre-sale inspections and noted a few minor issues but no indication of zoning violations. Therefore, the condition/hardship has not been created by the applicant.

The pool house with full bathroom has existed for decades and has not presented any harm or injury to surrounding properties. It is believed that the new pool house with shower will have no altered affect to this condition. The proposed shower, albeit a slightly larger and more updated



version of the original, will not alter the essential character of the neighborhood, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The variance/exception to permit the continuation of a shower within the new pool house represents the minimum and only relief needed and will remain undetectable to the public/surroundings just as it has been for the last 40+ years.

List of Exhibits Submitted:

- 8 Zoning Appeal Application
- 8 Site Plan (existing and proposed) dated 10/22/2025
- 8 Pool House Plan dated 10/22/2025
- 8 Prior Real Estate Listing from RedFin*
- 8 Screen Shot from Dorney Real Estate App*
- 8 Sellers Disclosure*
- 8 Series of Photos of the Existing Full Bath within Pool House
- 8 City Inspection/CO Documents
- * Indicating the full bath existed at the time the property was acquired.