



SITE ADDRESS: 241 E. Market Street

Office Use Only:

DATE SUBMITTED: 3/11/2025

HEARING DATE: 4/23/2025

PLACARD: _____

FEE: \$ 500

ZONING CLASSIFICATION: RT

LOT SIZE: 4,103 S.F.

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 EAST CHURCH STREET, BETHLEHEM, PA 18018


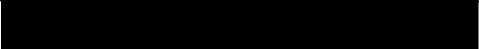
1. Return one (1) original and eight (8) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM on the 4th Wednesday of the month. The hearing will be held on the 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	Campbell Real Estate Holdings, LLC/Cory Campbell
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	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	Joseph J. Piperato, III
Address	412 W. Broad Street
	Bethlehem, PA 18018
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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

Section 1302.02 Convert an accessory building or use to a two family detached dwelling which is a permitted use in the RT district

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

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


NARRATIVE : See attached

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

3-7-25
Date


Property owner's Signature

3-7-25
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.

NARRATIVE TO ZONING APPLICATION OF CAMPBELL REAL ESTATE HOLDINGS LLC

Applicant is the legal owner of 241 E. Market Street in the City of Bethlehem ("City"), Northampton County, Pennsylvania (the "Property"). Appellant has owned the Property since January 18, 2016. The Property fronts on Market Street and extends northerly to Walnut Street. Located on the Property is a two-story single-family dwelling occupied by one family with an attached one-bedroom unit, a detached two-bedroom carriage house and a detached structure consisting of a 3 story two-bedroom unit and single story three (3) car garage ("Garage"). Applicant desires to convert the Garage into 2 one-bedroom units by utilizing the first floor for one unit and adding a second floor for the second unit. The two-unit conversion would constitute a Two Family Detached Dwelling (one unit above another unit) under the City of Bethlehem Zoning Ordinance ("Ordinance"). The Property is located in the RT Residential District and a Two Family Detached Dwelling is a permitted use in the RT District.

The conversion will result in a total of 6 units on the Property. Applicant is required to provide 9 parking spaces for the 6 units and proposes 10 parking spaces. Nine (9) spaces will be located in the central parking area and one (1) space will be located on the side of the garage. No variance is necessary for off street parking requirements. The Garage is currently a nonconforming structure as to setback requirements and cannot be made conforming.

Applicant requests a variance to Section 1302.2 of the Ordinance to convert an existing accessory structure (Garage) into a permitted Two Family Detached Dwelling.

The Property has unique physical circumstances or conditions including but not limited to, location, configuration on the lot, shape and size and other physical conditions peculiar to this Property. The Property is unique in that it has essentially 2 frontages, Market Street and Walnut Street. In the center of the Property is a large off-street parking lot to accommodate the parking needs for the use. The Garage has access to Walnut Street. Directly across Walnut Street is a new construction 40+ unit apartment building and Co-op Market. There are numerous multi-family structures adjoining and in close proximity to the Property.

The hardship has not been created by the Applicant as the conditions of the Property preexist its ownership of the Property. The variance if granted, will not alter the essential character of the neighborhood which is high density residential in nature. The variances requested represent the least modifications possible of the regulations at issue to permit the proposed use of the Property.