

**BEFORE THE ZONING HEARING BOARD  
OF THE CITY OF BETHLEHEM**

**IN RE: AIDEN HENNINGER**

**SUPPLEMENTAL STATEMENT**

**I. BACKGROUND**

Aiden Henninger (“Applicant”) requests approval to use the structure located at 222 E. Broad Street (the “Property”) as a three-unit multi-family dwelling. The Property is within the Limited Commercial (CL) Zoning District. Applicant also requests a special exception, or in the alternative a variance from Ordinance Sections 1319.02(b)(6) and 1319.01(a)(1)(ii), 1319.01(a)(33), to allow 2 parking spaces, when 6 are required. Applicant requests a variance from Ordinance Section 1306.01(a)(4) to allow a multi-family dwelling on a lot that is 3,241 square feet in size, has less than 1,200 square feet of lot area per dwelling unit, and where the lot width is less than 90 feet. Applicant's requests should be approved as set forth below.

All of the aforementioned variance relief was previously granted by the Zoning Hearing Board back in 2023, but has since expired. Applicant is now requesting that the same relief be granted.

**II. REQUESTED RELIEF**

The Property is located at the corner of East Broad Street and Penn Street. The Property is approximately 3,241 acres in size. The area surrounding the Property contains a mix of residential and commercial properties. There is street parking along East Broad Street. The Property currently contains one three-story structure, which was built in 1925 is approximately 2,300 square feet (the “Building”) and a garage on the rear of the Property. The Building’s most recent use has been as a boarding house, with 6 rooms on the upper floors (6 tenants) and an apartment on the first floor. The Building has also been used, in the past, as one commercial unit and one dwelling unit. Currently, the Building has fallen into a state of disrepair. If the requested relief is granted, Applicant will be renovating the Building to bring it into a state of good repair.

Applicant proposes to use the Property as a three-unit multi-family dwelling. Except for the construction of the parking pad, Applicant will not be doing any exterior construction. One unit will be located on each floor. The units on the first two floors will each be approximately 900 square feet in size, and the unit on the third floor will be approximately 500 square feet in size. Each unit will have one bedroom, its own kitchen, toilet, and bathing facility. Applicant intends to occupy the unit on the first floor, and the other two units will be rental units. No more than 2 tenants will occupy the unit on the second floor and no more than 1 tenant will occupy the unit on the third floor. There will be no employees associated with this use.

Applicant also proposes to construct one parking pad along the rear of the Property for one on-site parking space. The other on-site parking space will be located in the existing garage.

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As set forth above, the Property has a long-history of being used for multi-tenant purposes. The surrounding neighborhood is a mix of residential and commercial uses, with other multi-tenant buildings in the vicinity. The proposed special exception and variances will not alter the essential character of the neighborhood, nor will it impair the use of adjacent properties. The location (along a major thoroughfare) and size of this Property make it more suitable for a multi-tenant building than a single family home. In addition, the Building is an older structure (built circa 1925), which limits renovation and use. The lot size and width were created approximately one hundred years ago and cannot be changed. All of these items establish hardship, none of which were created by Applicant.

The proposed three-unit multi-family dwelling is actually less intense than the prior 6-room rooming house use. Moreover, during use as a 6-room rooming house, the Property only had one parking space; two spaces are proposed. In addition, there is street parking in the immediate vicinity. For those reasons, the relief requested represents the minimum variance that will afford relief.

Granting the requested relief will not adversely affect the neighborhood or public health, safety or welfare. Without the requested relief, Applicant will not be able to make a reasonable use of the Property. Applicant is requesting the minimum relief necessary to use the Property as a three-unit multi-family dwelling. Applicant believes that the proposed use is in the best interest of the City as it will provide for a use and design that will complement the surrounding uses and will rehabilitate the Property, which is located in a high-traffic area in the City and is in need of rehabilitation. A hardship is created by the Property. Granting the relief will improve the area by providing an attractive re-use of the aging Building.

### **III. CONCLUSION**

For the aforementioned reasons, the requested relief should be granted.