



SITE ADDRESS: 1423 Maple Street, Bethlehem, PA \_\_\_\_\_

Office Use Only:

DATE SUBMITTED: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_

PLACARD: \_\_\_\_\_ FEE: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_ 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 4<sup>th</sup> Wednesday of the month. The hearing will be held on the 4<sup>th</sup> 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**

<b>APPLICANT:</b>	
Name	Indigo Investments, LLC
Address	
Phone:	
Email:	

<b>OWNER</b> (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	Indigo Investments, LLC
Address	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]
<b>ATTORNEY</b> (if applicable):	
Name	Victor E. Scomillio, Esquire
Address	1216 Linden Street
	Bethlehem, PA 18016
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
B06(4)	60	42.6	17.4
RT			

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.

N/A

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

7-15-25  
Date

  
Property owner's Signature

7-15-25  
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 - ZONING APPLICATION

1423 Maple Street

Variance relief Section 1306(4)RT Zoning District

60 feet minimum lot width required - 42.6 feet proposed by Applicant - variance sought 17.4 feet.

Applicant is Indigo Investments, LLC, the equitable owner of 1423 Maple Street. 1423 Maple Street, PIN N6SE3A950204 ("Property") is located in the RT High Density Residential Zoning District in the City of Bethlehem, Northampton County, Pennsylvania.

The Property is currently 12,016 square feet and contains an existing home and two car garage. Applicant is seeking subdivision of the Property as set forth in the draft Preliminary/Final Plan and Sketch Plan attached to this narrative as Exhibit 1. Applicant is seeking to subdivide the Property and construct a two-story two unit two family detached dwelling.

In the proposed Subdivision, the proposed two-story two unit building designated in Lot 2. Lot 1 will contain the existing dwelling and structures. No zoning relief is needed for Lot 1 as it will maintain minimum lot size, minimum lot width, and minimum front side and rear setbacks. Lot 1 will be below the maximum building coverage and will be above the minimum lot area per dwelling unit.

Exhibit 2 shows the natural topography of the property showing the division of the lots is consistent with the natural topography of the property.

Lot 2 as proposed will meet or exceed minimum lot size, will meet or exceed all minimum front side and rear yard setbacks, will be below the maximum building coverage, and will exceed the minimum lot area per dwelling unit.

The sole variance requested is the dimensional variance for the lot width. The minimum lot width in the RT Zoning District is 60 feet. Applicant is proposing 42.6 feet. Therefore, Applicant needs a variance of 17.4 feet.

Applicant is proposing construction of the residential home as depicted in its rendering, and attached to this narrative as Exhibit 3.

Currently, the Property sits with the structure and dwelling on the proposed Lot 1 and Lot 2 appears to be a vacant

empty lot next to the current building. The proposed Lot 2 will be able to accommodate the proposed house and will form to the character and quality of the neighborhood as can be observed from Exhibit 2, right across the street from the proposal are houses on similarly situated lots. For example, 1422, 1424 and 1426 Maple Street has a frontage of 25 feet. 1428 Maple Street has land with a lot width of 35 feet. 1418 Maple Street has a lot width of 50 feet. 1415 Maple Street has a lot width of 40 feet. 1427 has a lot width of 50 feet. Therefore, the proposed variance is not out of character of the surrounding neighborhood.

The proposed variance is the minimum variance relief necessary to accommodate the residential unit and it permits Lot 1 to remain without any variance relief and all other zoning and dimensional relief is satisfied in the proposed design.

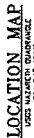
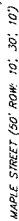
The proposal permits the accommodation of four (4) parking spots in the rear of the proposed house to accommodate parking and relieve the parking stress from Maple Street.

The dimensions and configurations of the lot do not permit the even division of the land to provide for two (2) compliant lots. Applicant has the ability to with the current dimensions of the lot to tear down the current structure and build a multi-family dwelling unit, more than two and a half stories as a permitted use without any zoning relief needed. Applicant submits this requested variance allows for use of the land in conformity with the neighborhood in contrast to other permitted uses, such as a larger multifamily building, which would disturb the character of the surrounding properties. Applicant submits and asserts the proposed subdivision and construction of two unit building is compatible with the neighborhood and surrounding homes and lot sizes.

The dimensional relief is reasonable and appropriate as set forth under the Hertzberg decision.

**EXHIBIT 1**

1423 MAPLE STREET  
PRELIMINARY/FINAL PLAN

[illegible]

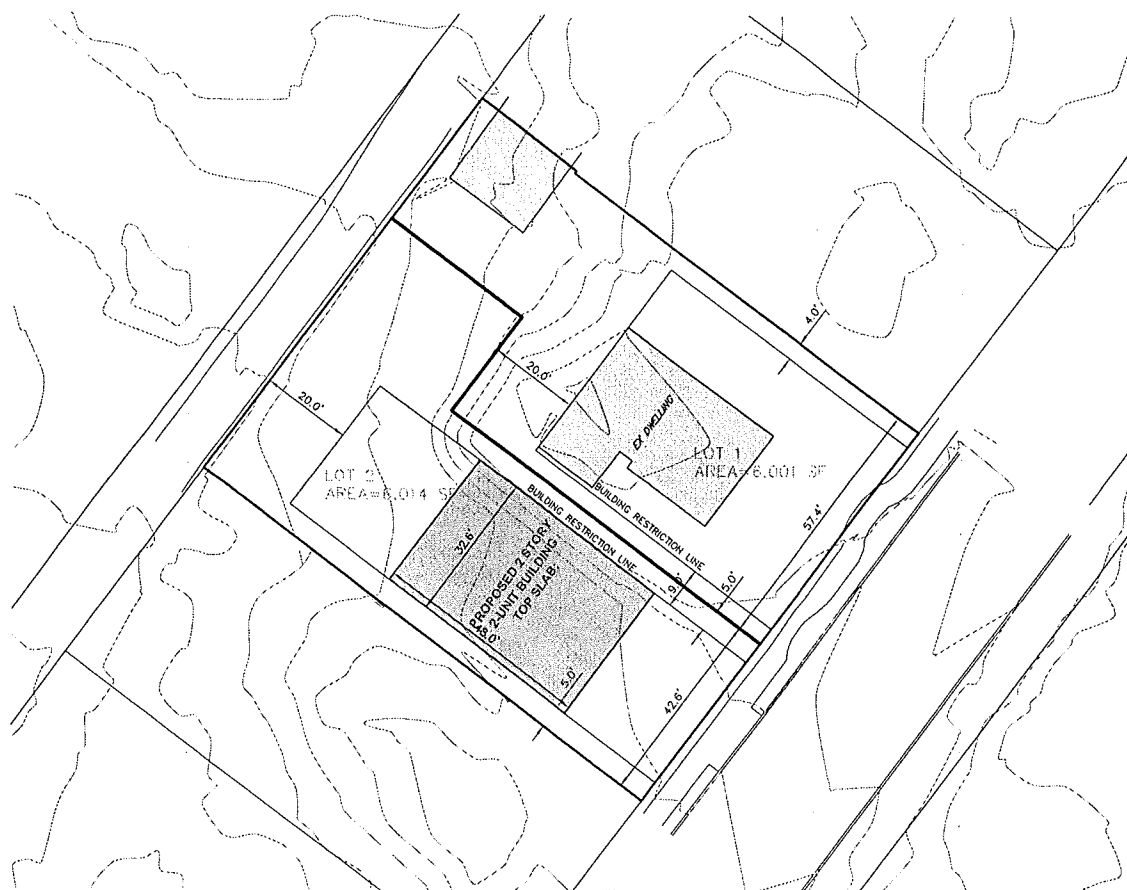
THE APPLICANT WISHES TO SUBDIVIDE THE PROPERTY INTO TWO (2) LOTS, KEEPING THE EXISTING HOUSEHOLD—FAMILY DWELLING ON LOT 1 AND CONSTRUCTING A TWO-FAMILY DETACHED DWELLING WITH ASSOCIATED OFF-STREET PARKING AND UTILITIES ON PROPOSED LOT 2.

VEHICLE:  
2 SPACES PER DWELLING  
3 UNITS x 2 = 6 SPACES REQ'D (6 PROVIDED)



**EXHIBIT 2**





**EXHIBIT 3**

