



SITE ADDRESS: 1051 Decatur St. Bethlehem 18017

Office Use Only:

DATE SUBMITTED: 1/23/2026

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 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	<u>Sarah Maywhort & James Houghton</u>
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 <i>N/A</i>	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	
Address <i>N/A</i>	
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
<i>1306.03(d)</i>	<i>1,000</i>	<i>2,100</i>	<i>1,100</i>
_____	_____	_____	_____
_____	_____	_____	_____

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.

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 last page

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

1-20-26
Date



Property owner's Signature

1-20-26
Date

Received by

Date

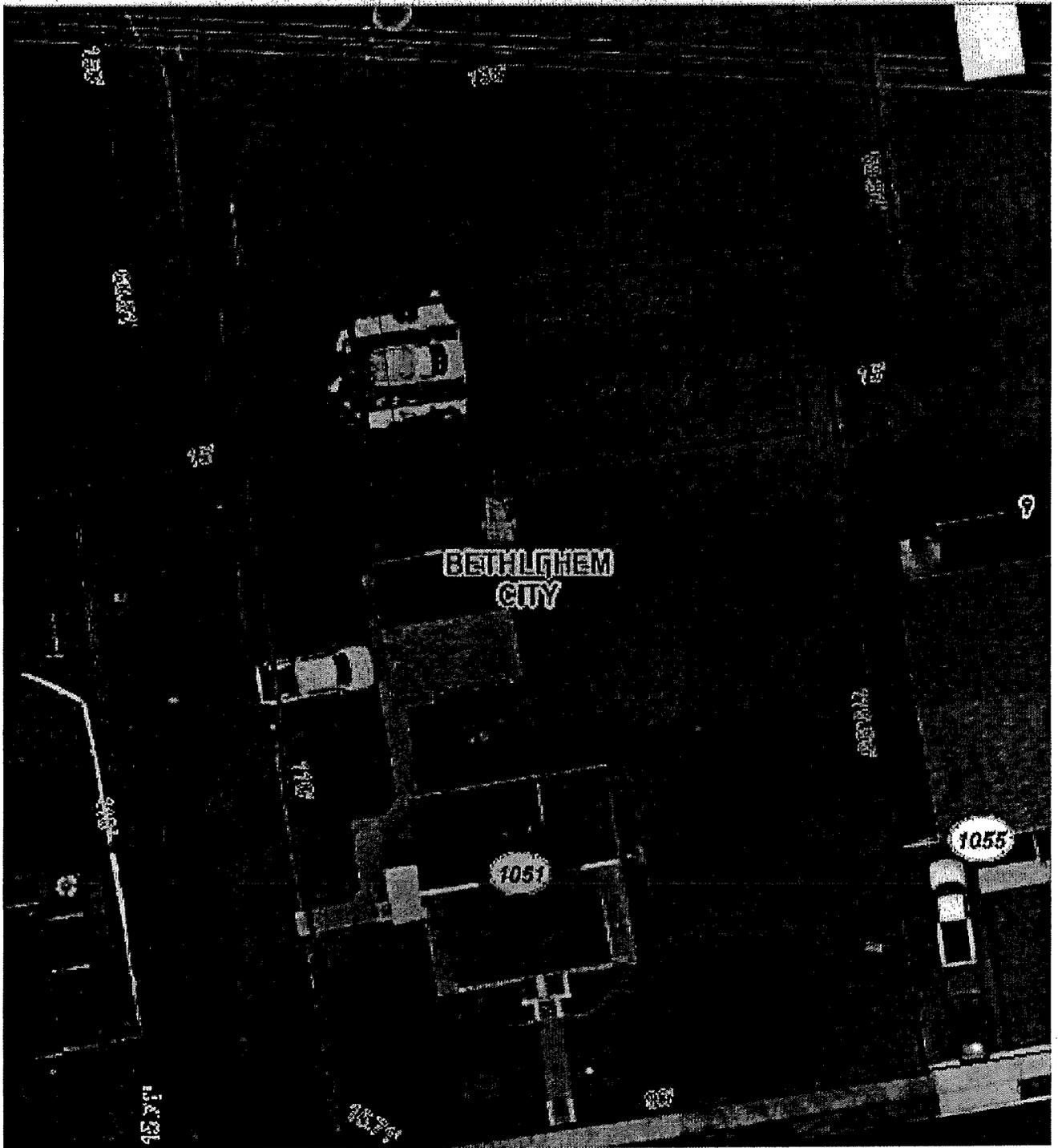
NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

Requested Narrative:

We are requesting approval to construct a metal accessory garage on our property which is located within the RS – Single Family Residential Zoning District of the City of Bethlehem. The structure will be used solely for personal purposes, specifically the storage and maintenance of multiple motorcycles and vehicles associated with our hobby. No business or commercial activity will be conducted within the building. Our proposed garage is 2,100 sq feet, which exceeds the standard accessory structure size of 1,000 sq feet. However, the project has been designed to fully comply with the dimensional and placement criteria outlined in the City of Bethlehem Zoning Ordinance, including:

- Setback and yard requirements
- General accessory structure provisions
- Maintaining lot coverage below the maximum permitted threshold
- Ensuring the structure's placement and design satisfy all applicable zoning guidelines, including height, open space, and separation requirements

We have followed all required procedures in submitting this request and believe that zoning relief is appropriate, as the proposed structure remains compliant with the City's dimensional, coverage, and regulatory criteria, despite exceeding typical accessory building size. We respectfully request favorable consideration of this application so that we may proceed with construction.



House - 1,680 sq. ft

Garage - 440 sq. ft

* Proposed Garage - 2,100 sq. ft

Property Total - 19,800 sq. ft

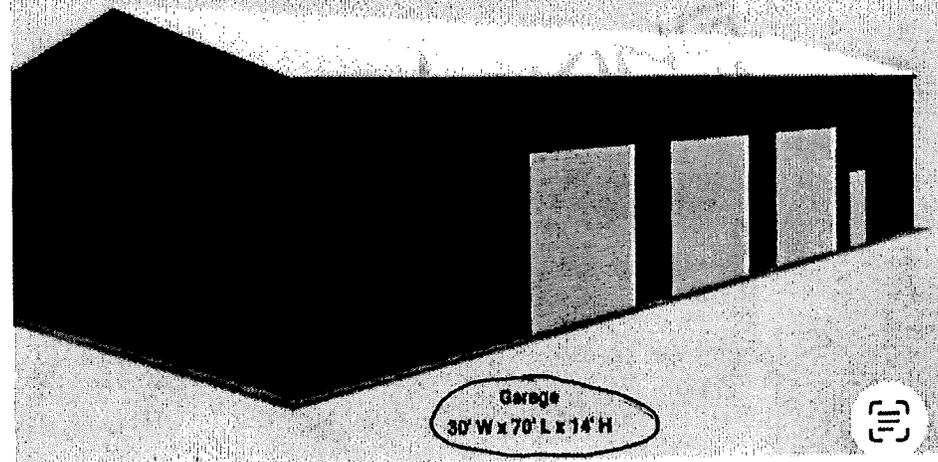
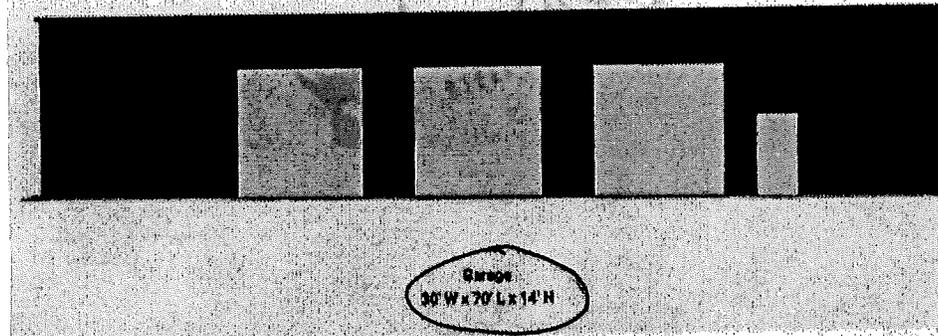
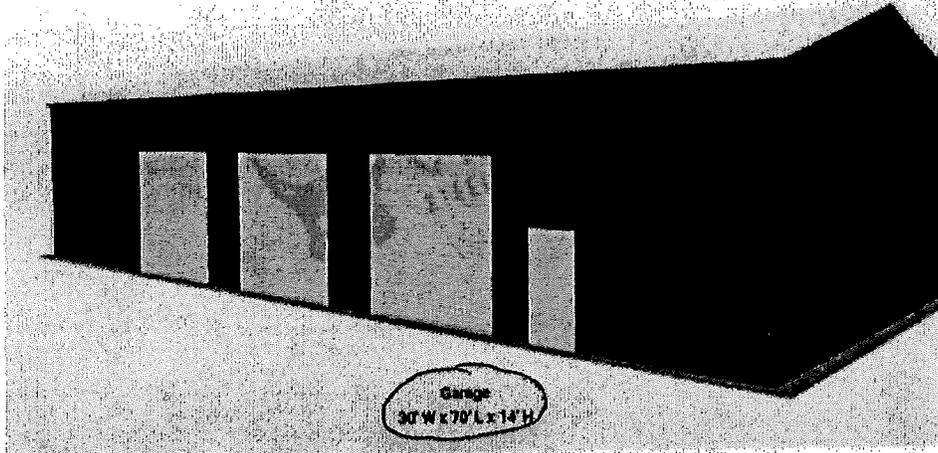
25% = 4,950 sq. ft

= 4,220 sq. ft



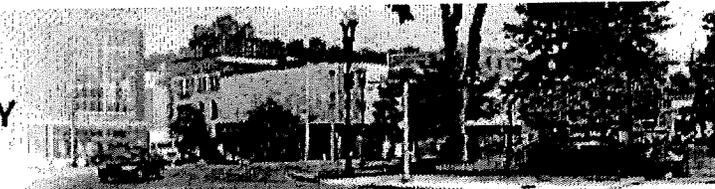
te - Houghton

problem! I'll bring everything closer to the
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NORTHAMPTON COUNTY
PENNSYLVANIA



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PARID: N7NW4A 7 1 0204

MAYWHORT SARAH &, HOUGHTON JAMES J

1051 DECATUR ST

Residential

Card	1
Year Built	1946
Remodeled Year	
Land Use Code	110 - Single Family, Residential
Total Square Feet Living Area	1,680
Number of Stories	1.5
Grade	C+ - AVERAGE +
CDU	GD - GOOD
Building Style	CAPE
Total Rooms	7
Bedrooms	3
Full Baths	1
Half Baths	1
Additional Fixtures	0
Total Fixtures	7
Heat/Air Cond	NORMAL
Heating Fuel Type	OIL
Heating System Type	HOT WATER
Attic Code	1 - NONE
Unfinished Area	
Rec Room Area	
Finished Basement Area	
Fireplace Openings	0
Fireplace Stacks	0
Prefab Fireplaces	0
Basement Garage (Number of Cars)	
Condo Level	
Condo/Townhouse Type	-
Basement	FULL
Exterior Wall Material	BRICK
Physical Condition	AV



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PARID: N7NW4A 7 1 0204

MAYWHORT SARAH &, HOUGHTON JAMES J

1051 DECATUR ST

Out Buildings

Card	Line	Code
1	1	RG2 - BRICK OR STONE DETACHED GAR.

OBJ Details

Card	1
Code	RG2 - BRICK OR STONE DETACHED GAR.
Grade	C - AVERAGE
Year Built	1950
Width	
Length	
Area	440
Units	1
Condition	A - AVERAGE



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MAYWHORT SARAH & HOUGHTON JAMES J

1051 DECATUR ST

Land

Line #	1
Type	F - FRONT FOOT
Code	1 - Regular Lot
Acres	.4545

Land Details

Line Number	1
Land Type	F - FRONT FOOT
Land Code	1 - Regular Lot
Frontage	110
Depth	180
Units	
CAMA Square Feet	19,800
CAMA Acres	.4545

