

8 250

ZHB Application Number 2026-11



SITE ADDRESS: 277 MARS COURT; Bethlehem, PA 18017

Office Use Only:

DATE SUBMITTED: 3-20-2026

HEARING DATE: 4/22/2026

PLACARD: _____

FEE: _____

ZONING CLASSIFICATION: _____

LOT SIZE: _____

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

1. Return ten (10) total copies of this application and all supporting documentation and exhibits to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. Complete applications submitted to the Zoning Hearing Board will be scheduled for a hearing no sooner than 21 days and no later than 60 days from the date of receipt, unless an extension of time is agreed upon in writing by the applicant. **ONLY COMPLETE SUBMISSIONS WILL BE ADDED TO THE AGENDA FOR HEARING.**
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>ABRAHAM (ABE) ASSAD</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
Phone:
Email:
ATTORNEY (if applicable):
Name
Address
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 photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. 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
1306.01(A) ↓	15% Building Coverage (25.67 %)	Additional 362.5' (Previously Approved)	27.8 %
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

Request to Expand the Existing Building Coverage by
additional 362.5' Square Feet, which is the approved
patio area of Impervious SURFACE COVERAGE ON THE
REAR, RIGHT SIDE OF THE APPROVED PATIO AREA.

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

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.

Abraham Ased
Applicant's Signature

3-20-2026
Date

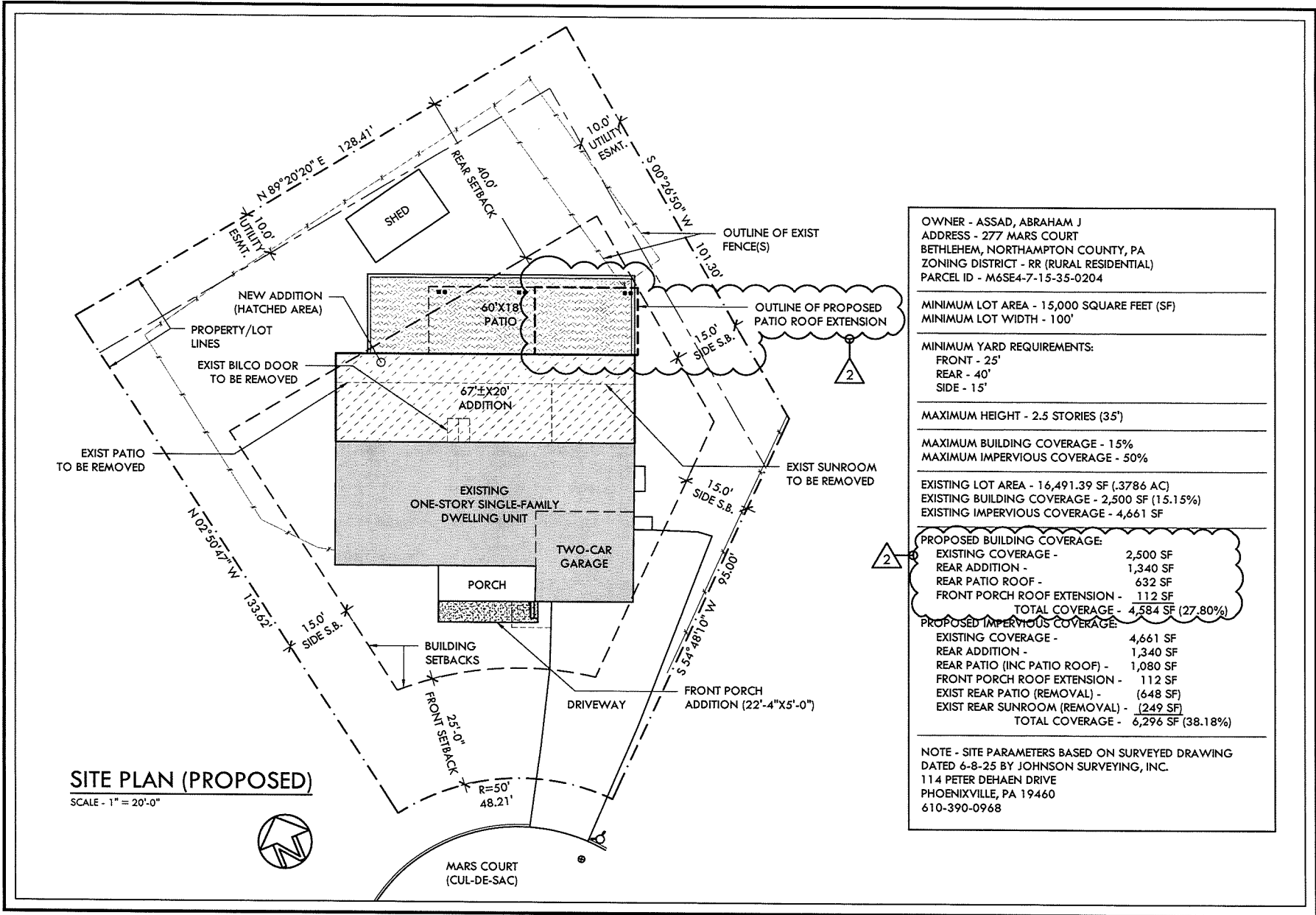
Abraham Ased
Property owner's Signature

3-20-2026
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.



SITE PLAN (PROPOSED)
SCALE - 1" = 20'-0"

OWNER - ASSAD, ABRAHAM J ADDRESS - 277 MARS COURT BETHLEHEM, NORTHAMPTON COUNTY, PA ZONING DISTRICT - RR (RURAL RESIDENTIAL) PARCEL ID - M6SE4-7-15-35-0204																
MINIMUM LOT AREA - 15,000 SQUARE FEET (SF) MINIMUM LOT WIDTH - 100'																
MINIMUM YARD REQUIREMENTS: FRONT - 25' REAR - 40' SIDE - 15'																
MAXIMUM HEIGHT - 2.5 STORIES (35')																
MAXIMUM BUILDING COVERAGE - 15% MAXIMUM IMPERVIOUS COVERAGE - 50%																
EXISTING LOT AREA - 16,491.39 SF (.3786 AC) EXISTING BUILDING COVERAGE - 2,500 SF (15.15%) EXISTING IMPERVIOUS COVERAGE - 4,661 SF																
<table border="1"> <tr> <th colspan="2">PROPOSED BUILDING COVERAGE:</th> </tr> <tr> <td>EXISTING COVERAGE -</td> <td>2,500 SF</td> </tr> <tr> <td>REAR ADDITION -</td> <td>1,340 SF</td> </tr> <tr> <td>REAR PATIO ROOF -</td> <td>632 SF</td> </tr> <tr> <td>FRONT PORCH ROOF EXTENSION -</td> <td>112 SF</td> </tr> <tr> <td>TOTAL COVERAGE -</td> <td>4,584 SF (27.80%)</td> </tr> </table>	PROPOSED BUILDING COVERAGE:		EXISTING COVERAGE -	2,500 SF	REAR ADDITION -	1,340 SF	REAR PATIO ROOF -	632 SF	FRONT PORCH ROOF EXTENSION -	112 SF	TOTAL COVERAGE -	4,584 SF (27.80%)				
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NOTE - SITE PARAMETERS BASED ON SURVEYED DRAWING DATED 6-8-25 BY JOHNSON SURVEYING, INC. 114 PETER DEHAEN DRIVE PHOENIXVILLE, PA 19460 610-390-0968																

CHRISTIAN ARCHITECTS 10 S. MAIN STREET NAZARETH, PA 18064 610-865-7701	
DRAWING: PROPOSED SITE PLAN	SCALE: AS NOTED
PROJECT #: 393.00 DATE: 10-14-2025	AS PER OWNER'S REVISIONS REVISIONS: 3/19/26 / 2
ASSAD RESIDENCE REAR ADDITION 277 MARS COURT BETHLEHEM, PA 18017	
SP1	1 OF 1