

City of **B**ethlehem

INDUSTRY • EDUCATION • RELIGION • MUSIC • RECREATION
AN EQUAL OPPORTUNITY EMPLOYER

ZONING OFFICE

Phone: (610) 865-7094

Fax: (610) 865-7330

TDD: (610) 865-7086

September 26, 2003

Philip A. Roeder
926 Chester St.
Bethlehem, PA 18017

Re: 616 Linden St.

Appeal of Philip Roeder for a variance from the lot area per dwelling unit to replace a 1st floor business with a dwelling unit. The existing use is 1st floor business, 2nd floor dwelling unit.

Dear Mr. Roeder:

The Zoning Hearing Board unanimously **approved** the variance on 09-24-2003.

The motion to approve the variance as per application request was made by Board member Tom Jones, and seconded by Donald (Rusty) Sillivan.

Note: Please secure the applicable permit or Certificate of Occupancy in the Zoning Office, 10 E. Church St., Bethlehem, Pa. 18018. This grant expires 1 year from the date of the meeting, unless a permit and/or a Certificate of Occupancy is secured prior to that date.

Any aggrieved person or persons may appeal to the County court within 30 days of the Zoning Board decision.


John R. Lezoche
Zoning Officer



10 EAST CHURCH STREET, BETHLEHEM, PENNSYLVANIA 18018

NOTICE OF ZONING APPEAL

(Please type or print clearly)

IN RE: _____ OWNER: Philip Roeder

DATE OF APPLICATION: 9-3-2001 ADDRESS: 926 Chester St

LOCATION: 616 Lindem St. Bethlehem PA 18017

SIZE OF LOT: 22.5' x 90' PHONE NO.: 610-865-2528

USE APPLIED FOR: 1st fl. Dwelling LESSEE: _____

SIZE OF BUILDING: _____ ADDRESS: _____

HEIGHT: _____

WARD: 7 BLOCK: 6A PHONE NO.: _____

ZONING DISTRICT: CG APPLICANT: Philip A. Roeder

ZONING HEARING BOARD
BETHLEHEM, PA

ADDRESS: _____
PHONE NO.: _____

BOARD MEMBERS,

I HAVE BEEN DENIED A ZONING PERMIT BY THE ZONING OFFICER AND HEREBY APPEAL TO YOUR BOARD FROM SAID RULING AND DECISION FOR THE FOLLOWING REASONS:
(Use additional paper if necessary.)

*Variance from the lot area per dwelling unit.
To replace a first floor office with a 1 bedroom 1 person apartment.*

I TRUST MY APPEAL WILL BE HEARD IN THE USUAL MANNER.

OWNER: Philip A. Roeder
(Please Sign)

THIS NOTICE OF APPEAL TO BE SIGNED BY THE OWNER, MEMBER OF FIRM OR CORPORATION OFFICER.

ADDRESS: _____
APPLICANT: Philip A. Roeder
(Please Sign)

ATTORNEY: _____
ADDRESS: _____
PHONE NO.: _____

Applicant's Instructions:

Return seven (7) copies (include construction plans, site plan, and/or floor plans to the Zoning Officer before:

4:30 p.m. on _____

Meeting on _____

Fee: \$ _____

September 1, 2003

Mr. John Lezoche
Zoning Officer
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

RE: Variance request for one bedroom apartment at 616 Linden Street, Bethlehem, PA

Dear Mr. Lezoche:

I am requesting a variance from the required lot area per dwelling unit to convert a current 564 sq. ft. three room office to a one bedroom/one person apartment.

On December 12, 1990, a variance was granted to convert the building at 616 Linden Street, Bethlehem, PA from a single family home to a one bedroom apartment on the second floor and a three room office on the first floor.

Last year the City of Bethlehem changed its view of home offices to allow them in any residential home without special permit or variance. With this change, I have found it increasingly difficult to find a suitable office tenant since the size of this first floor office matches the size of most home offices. In order to find my last tenant, I lowered the rent to \$395.00/month to avoid any long term vacancy. This rent is approximately \$100.00 below market value. Surrounding offices of the same size within one block have been vacant for more than a year.

My current office tenant has 3 - 4 service trucks (some left overnight) and a car for the secretary. This amount of vehicles places a hardship on others using the area businesses, residential tenants and homeowners.

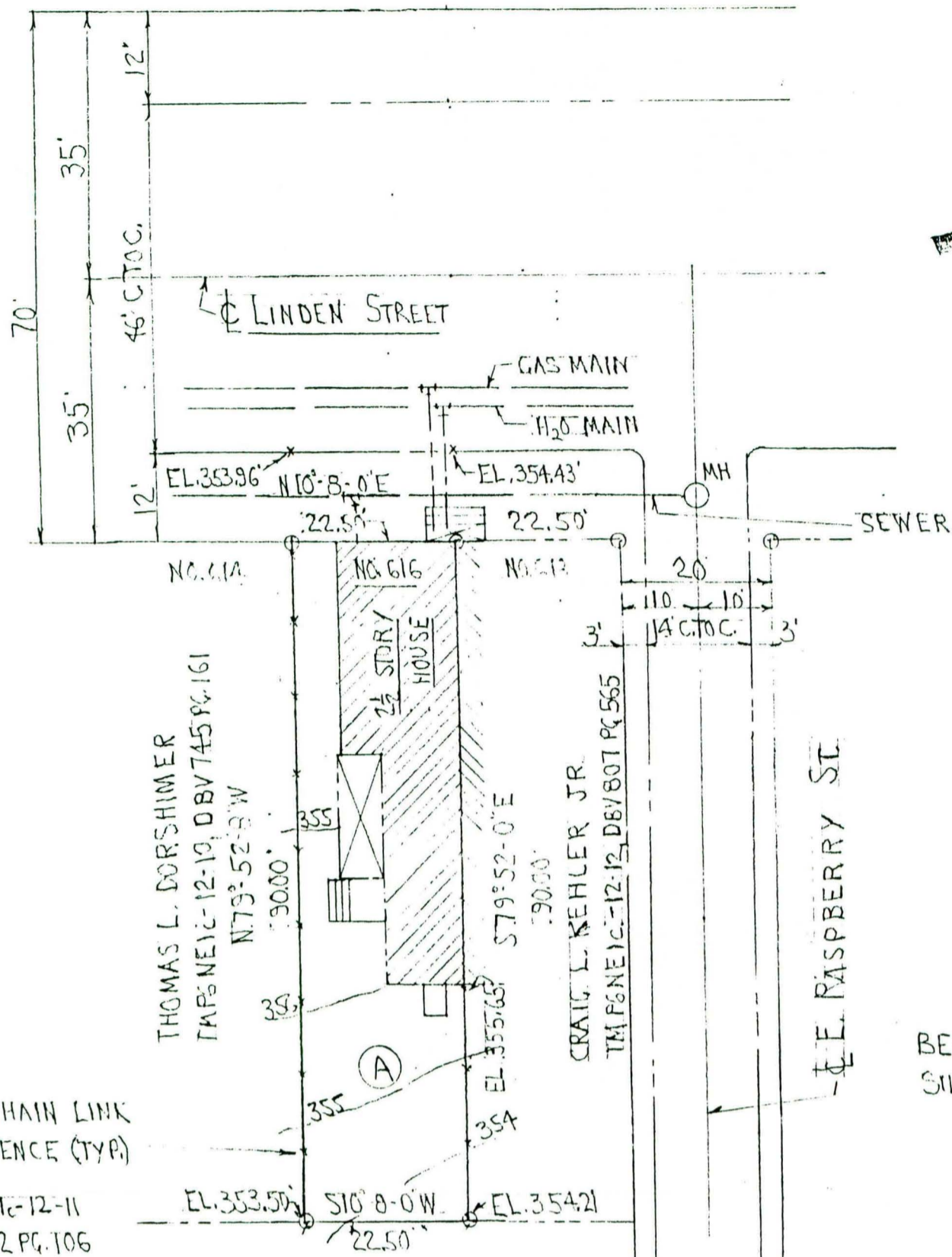
If this variance is granted, the impact of parking would be greatly improved to one vehicle for the proposed one bedroom/one person apartment.

Thank you for your consideration.

Sincerely,



Philip A. Roeder



BENCH MARK - TOP OF DOOR
SILL AT NO. 639 361.01

TOTAL AREA = 2025.00 FT.²
= 0.0465 ACRES

LOT A TMPGNET-12-11
ORIG. DBV H62 PG. 106

SHAPOUR & ZARRIN SAMII
TMPGNET-12-4
DBV 799 PG. 105

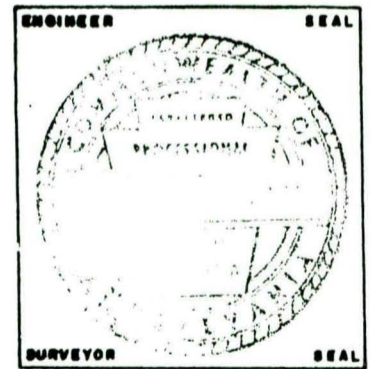
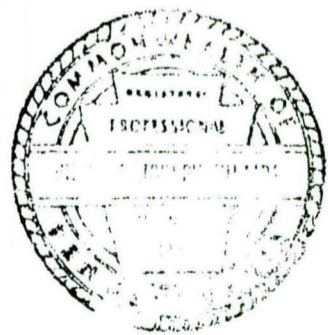
County - NORTHAMPTON Zoning - _____
 Ward - 7 City Block - 6A
 Scale - 1" = 20'
 Original Subdivision - N/A
 Plan Title - ROLDER DEVELOPMENT
 Applicant - PHILIP BOEDER Phone - 865 5706
 Date of Plan - NOV. 10, 1990 Rev. - _____
 Rev. - _____ Rev. - _____

I (We) the undersigned being duly sworn according to law depose and say that I am (We are) the sole owner(s) of the tract shown hereon in peaceful possession of the same and that there are no suits or actions pending or affecting the same.

(Signature)

Sworn and Subscribed before me this 13 day of November, A.D. 1990.

Notary Public
My Commission Expires: _____



Engineer's/Surveyor's Certification

I hereby certify that this plan has been compiled from a survey actually made, on the ground, that it is correct, and at the time the survey was made, there were no easements or encroachments across property lines, other than those shown.

Vincent J. Helme
(Signature)

This MINOR SUBDIVISION or DEVELOPMENT PLAN certifies that lot(s) A shall hereafter consist of the dimensions, property lines and improvements as shown on this Plan. Lot(s) _____ is/are to be known as address numbers _____.

Approved By: _____ Date: _____
(Director/Secretary, City Planning Commission)

**BEFORE THE ZONING HEARING BOARD
OF THE CITY OF BETHLEHEM, PENNSYLVANIA
DECISION OF THE ZONING HEARING BOARD**

F I N D I N G S

OWNER: Philip A. Roeder

LOCATION: 616 Linden Street

SIZE OF LOT: 22.5 ft. x 90 ft.

NATURE OF APPEAL: Variance from the off street parking requirements to install a commercial use in the first floor of an existing dwelling.

ZONING DISTRICT: C-G Commercial

1. A public hearing was held in Town Hall on December 12, 1990 at 7:30 p.m. with the applicant Philip A. Roeder present without counsel. There were no objectors.
2. On the lot is a single family semi-detached dwelling.
3. Present petition is to occupy the first floor of this dwelling with a three room office.
4. The property is landlocked and cannot provide off street parking.
5. Many of the surrounding properties contain commercial uses and apartments with no provisions for off street parking.

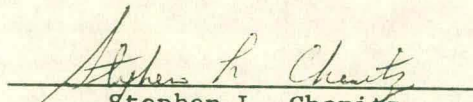
CONCLUSION

The Board viewed the site as part of its normal proceedings and based on the testimony presented is of the opinion the application should be granted.

On the lot is a single family semi detached dwelling. Present petition is to occupy the second floor as a single dwelling unit and install a three room office on the first floor.

ZONING HEARING BOARD
FINDINGS
PAGE 2

In the opinion of the Board a hardship exists since the property is landlocked and the proposed use is in keeping with the general character of the neighborhood. Accordingly, this application is granted.



Stephen L. Chanitz
Zoning Officer

SLC:cmr

DATE: December 12, 1990

NOTE: Please secure the applicable permit or Certificate of Occupancy in the Bureau of Inspections Office, 10 East Church Street, Bethlehem, PA.

This grant expires December 12, 1990 unless a permit or Certificate of Occupancy is secured prior to that date.

Any aggrieved person or persons may appeal to court in thirty (30) days.

NOTICE OF APPEAL

IN RE:

DATE OF APPLICATION.. November 28, 1990 OWNER.. Philip A. Roeder

LOCATION..... 616 Linden St. ADDRESS... [REDACTED]

SIZE OF LOT. 22.5' x 90' LESSEE... n/a 18011

USE APPLIED FOR. ^{Business - 1st floor- 1 bedroom} apt. 2nd floor ADDRESS.. n/a

SIZE OF BUILDING... 16' x 56' APPLICANT.. Philip A. Roeder

HEIGHT..... 2½ stories WARD..... 7

BLOCK..... 6A

ASS'T NO.. 29

ZONING DISTRICT... C-G

ZONING HEARING BOARD

BETHLEHEM, PA

BOARD MEMBERS:

I HAVE BEEN DENIED A ZONING PERMIT BY THE ZONING OFFICER AND HEREBY APPEAL TO YOUR BOARD FROM SAID RULING AND DECISION FOR THE FOLLOWING REASONS:

See Attached

I TRUST MY APPEAL WILL BE HEARD IN THE USUAL MANNER.

Philip A. Roeder

OWNER... Philip A. Roeder

THIS NOTICE OF APPEAL TO BE SIGNED BY THE OWNER, MEMBER OF FIRM OR CORPORATION OFFICER.

ADDRESS... [REDACTED]

PLOT PLAN ON OTHER SIDE.

APPLICANT [REDACTED] [REDACTED] [REDACTED]

ATTORNEY... n/a

ADDRESS.....

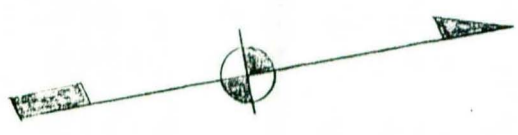
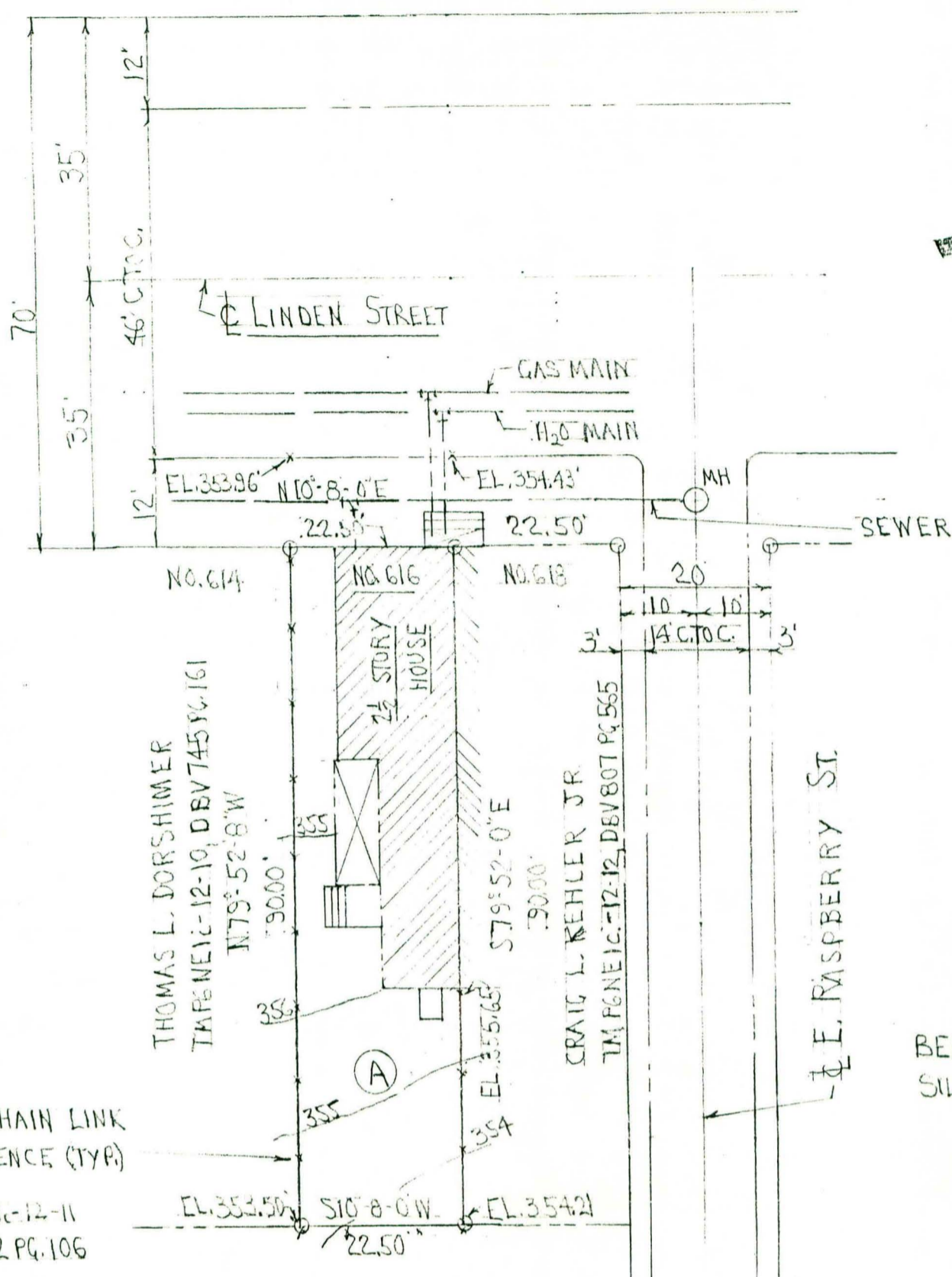
Attachment to Notice of Appeal

I am requesting that the zoning hearing board grant a variance at 616 Linden St., Bethlehem, to convert this single family semi-detached dwelling to a first floor business with approximately 530 sq. ft. and a one bedroom second floor apartment of approximately 510 sq. ft. The business area would be renovated to suit a tenant such as an insurance or travel agent or accounting firm. The one bedroom second floor apartment would consist of a bathroom, kitchen, livingroom and bedroom. No addition will be built to this structure. Currently, this structure is vacant and in dire need of major rehabilitation (see enclosed copy of the inspection report). If granted this variance, I would perform a comprehensive renovation of the entire structure, including a complete new electrical, plumbing and heating system. Thusly, this structure would meet all city building and housing code requirements.

Since the property is located in a CG zone, the highest and best use is as commercial property. The property has no access to any driveway or street, and therefore, no parking is available on the lot itself.

Most of the surrounding properties are now commercial, and the largest majority have no provision for parking. The continued use of the property as a residence would not preclude the tenant from the ownership of several vehicles. It would be unlikely to find a tenant to rent this residence that has children because this particular area currently provides a commercial business atmosphere. Also, a hardship would be created due to the fact that no on-street parking is provided other than a 2 hour limit which is suitable for business but not for tenant families.

It would create a hardship on the owner not to be able to convert the property to its highest and best use.



LOT A TMAP6NE1c-12-11
 ORIG. DBV H62 PG. 106

THOMAS L. DORSHIMER
 TMAP6NE1c-12-10, DBV 745 PG. 161

CRAIG L. KEHLER JR.
 TMAP6NE1c-12-12, DEV 807 PG. 565

SHAPOUR & ZARRIN SAMII
 TMAP6NE1c-12-4
 DBV 799 PG. 105

BENCH MARK - TOP OF DOOR
 SILL AT NO. 639 361.01

TOTAL AREA = 2025.00 FT.²
 = 0.0465 ACRES

County - NORTHAMPTON Zoning -
 Ward - 7 City Block - 6A
 Scale - 1" = 20'
 Original Subdivision - NA
 Plan Title - ROEDER DEVELOPMENT
 Applicant - PHILIP ROEDER Phone - 865 5706
 Date of Plan - NOV. 10, 1990 Rev. -
 Rev. - Rev. -

I (We) the undersigned being duly sworn according to law depose and say that I am (We are) the sole owner(s) of the tract shown hereon in peaceful possession of the same and that there are no suits or actions pending or affecting the same.

Philip Roeder
 (Signature)

Sworn and Subscribed before me this 13 day of November, A.D. 1990.

Philip G. York
 Notary Public
 My Commission Expires:



Engineer's/Surveyor's Certification

I hereby certify that this plan has been compiled from a survey actually made, on the ground, that it is correct, and at the time the survey was made, there were no easements or encroachments across property lines, other than those shown.

Vincent J. Helms
 (Signature)



This MINOR SUBDIVISION or DEVELOPMENT PLAN certifies that lot(s) A shall hereafter consist of the dimensions, property lines and improvements as shown on this Plan. Lot(s) is/are to be known as address numbers .

Approved By: Date:
 (Director/Secretary, City Planning Commission)

CITY OF BETHLEHEM, PENNSYLVANIA

November 30, 1990

TO THE PROPERTY OWNER OR TENANT:

The property located at 616 Linden Street and owned by Philip A. Roeder is the subject of an appeal to the Zoning Hearing Board.*

The appeal is listed on the agenda of December 12, 1990 and the time of hearing set for 7:30 P.M. at the City Center, 10 East Church Street, Town Hall, Bethlehem, Pennsylvania.

You may be present at this time, or be represented, to express your opinion for or against the application.

If you have any questions on this matter, please stop in the Zoning Office or call us at 865-7094.

Very truly yours,

Stephen L. Chanitz
Zoning Officer

SLC:cmr

*Appeal of Philip A. Roeder for a variance from the off street parking requirements to install a commercial use in the first floor of an existing dwelling.

CITY OF BETHLEHEM

BUREAU OF INSPECTIONS

I Certify that on 11/30/90 I mailed, by United States postal
service, postage prepaid, notice of the Agenda for the City of Bethlehem
Zoning Hearing Board meeting of 12/12/90 to the following:

DATE:

OWNERS NAMES:

Thomas Dorshimer	614 Linden St.
Anthony Magrete Marino	618 Linden St.
Richard Zahm	619 Linden St.
Elizabeth Rumsey	313 E. Broad St.
Karl Koehler	625 Linden St.

Stephen L. Chanitz
Chief, Bureau of Inspections
Zoning Officer

SLC:cmr

City of Bethlehem

INDUSTRY • EDUCATION • RELIGION • MUSIC • RECREATION
AN EQUAL OPPORTUNITY EMPLOYER

BUREAU OF INSPECTIONS
(215) 865-7094

December 13, 1990

Philip A. Roeder
[REDACTED]
[REDACTED]

Re: 616 Linden Street

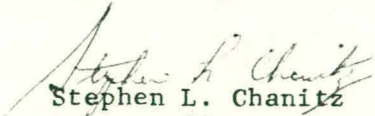
Dear Mr. Roeder:

This is to inform you that your appeal for a variance from the off street parking requirements to install a commercial use in the first floor of an existing dwelling which was heard on December 12, 1990 has been granted by the Zoning Hearing Board.

The Finding of Facts on the Board's decision will be sent to you as soon as it has been completed.

If there are any questions concerning this appeal or decision kindly contact the Zoning Office at City Center or call us at 865-7094.

Very truly yours,


Stephen L. Chanitz
Zoning Officer

SLC:cmr

