



ORIGINAL

SITE ADDRESS: 2015 Creek Road, Bethlehem, PA 18015

Office Use Only:

DATE SUBMITTED: 7.10.2020HEARING DATE: 8.26.2020

PLACARD: _____

FEE: 500ZONING CLASSIFICATION: RR2105 CREEK RD : 6.74 ACRES
LOT SIZE: FRIEDENSVILLE RD : 4.88 ACRES

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

1. Return one (1) original and seven (7) 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 the 4th Wednesday of the month. The hearing will be held 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	Creek Investors LLC & Exchange 9 LLC (Contact Person: Abraham Atiyeh)
Address	1177 6th St., Whitehall, PA, 18052-5212
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	Creek Investors LLC & Exchange 9 LLC (Contact Person: Abraham Atiyeh)
Address	1177 6th St., Whitehall, PA, 18052-5212
Phone:	610-403-3400
Email:	abe7777@icloud.com
ATTORNEY (if applicable): Engineer Penn Technology Consulting, LLC	
Name	SueKandil, PE
Address	P.O. Box 66 Fogelsville, PA 18051
Phone:	Phone: 610-730-9509
Email:	Suekandil3@gmail.com

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
N/A			

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.

SEE THE ATTACHED NARRATIVE

To allow Single Family Semi-Detached Dwelling (Side-by-Side Twin)

Section 1304.01. Allowed Uses in Primarily Residential Districts.

Districts. RR- Rural Residential District

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

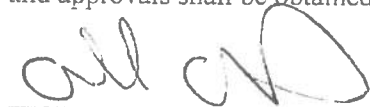
NARRATIVE

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



Date

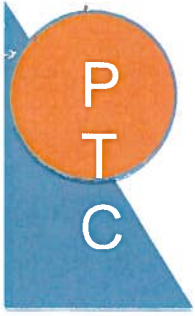
Property owner's Signature

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.



PENNTC TECHNOLOGY CONSULTING, LLC

P.O. Box 66, Fogelsville, PA 18051

Phone: 610-730-9809 suekandil3@gmail.com <http://penntc.com>

Land Development /Site/Civil Engineering

ZONING VARIANCE NARRATIVE

Creek Investors LLC ("Applicant") & Exchange 9 LLC are the owners of the property located at 2105 Creek Road ("Property"). The Property is located along the east side of creek road, 10.912 AC, RR-Rural Residential District. The Property contains a single-family detached dwelling, driveway from Creek Road, FEMA floodway/floodplain and wooded area. Applicant is proposing to construct 10 Single Family Semi-Detached Dwelling (Side-by-Side Twin). The proposed dwellings will be at least 1 ½ feet above FEMA floodplain elevation. The project will reserve the existing wooded riparian area and will remove only the existing trees within the proposed driveways area. Applicant is requesting a use variance from Section 1304.01. Allowed Uses in Primarily Residential Districts to allow Single Family Semi-Detached Dwelling (Side-by-Side Twin).

Enclosed with this Application is an aerial exhibit of the Property showing the existing dwelling, Saucon creek riparian area and the proposed 10 twin units. Also enclosed is the neighborhood exhibit showing the existing twin dwellings across off Creek Road, Saucon view apartments and the townhomes across off Friendsville Road

The Property contains a significant amount of wooded riparian area around Saucon creek. Applicant's proposal will reserve the existing wooded riparian area instead of disturbing a larger area to provide single family detached dwellings. The proposed use would align perfectly with the Surrounding Neighborhood.

Sincerely,

Sue Kandil, P.E.
President
610-730-9809