



SITE ADDRESS: 1738 Madison Avenue

Office Use Only:

DATE SUBMITTED: JUNE 5, 2020 HEARING DATE: 7.22.2020

PLACARD: 7.7.2020 FEE: 500<sup>00</sup>

ZONING CLASSIFICATION: RT LOT SIZE: 6,900 SF

**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 4<sup>th</sup> Wednesday of the month. The hearing will be held 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	565 West Lehigh Partners LLC
Address	1007 Prospect Avenue
	Bethlehem, PA 18017
Phone:	[REDACTED]
Email:	[REDACTED]
<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	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	James J. Holzinger, Esquire
Address	1216 Linden Street
	Bethlehem, PA 18018
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
Article 1306.01(a)4	Lot Width 40'	Lot Width 30'	10'
	Lot Area 4000 s.f.	Lot Area 3450 s.f.	550 s.f./lot
	Please see attached narrative		

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.

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If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: \_\_\_\_\_

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If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

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**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.

565 West Lehigh Partners LLC

By: \_\_\_\_\_  
Applicant's Signature Authorized Member

5/28/20  
Date

  
\_\_\_\_\_  
Property owner's Signature

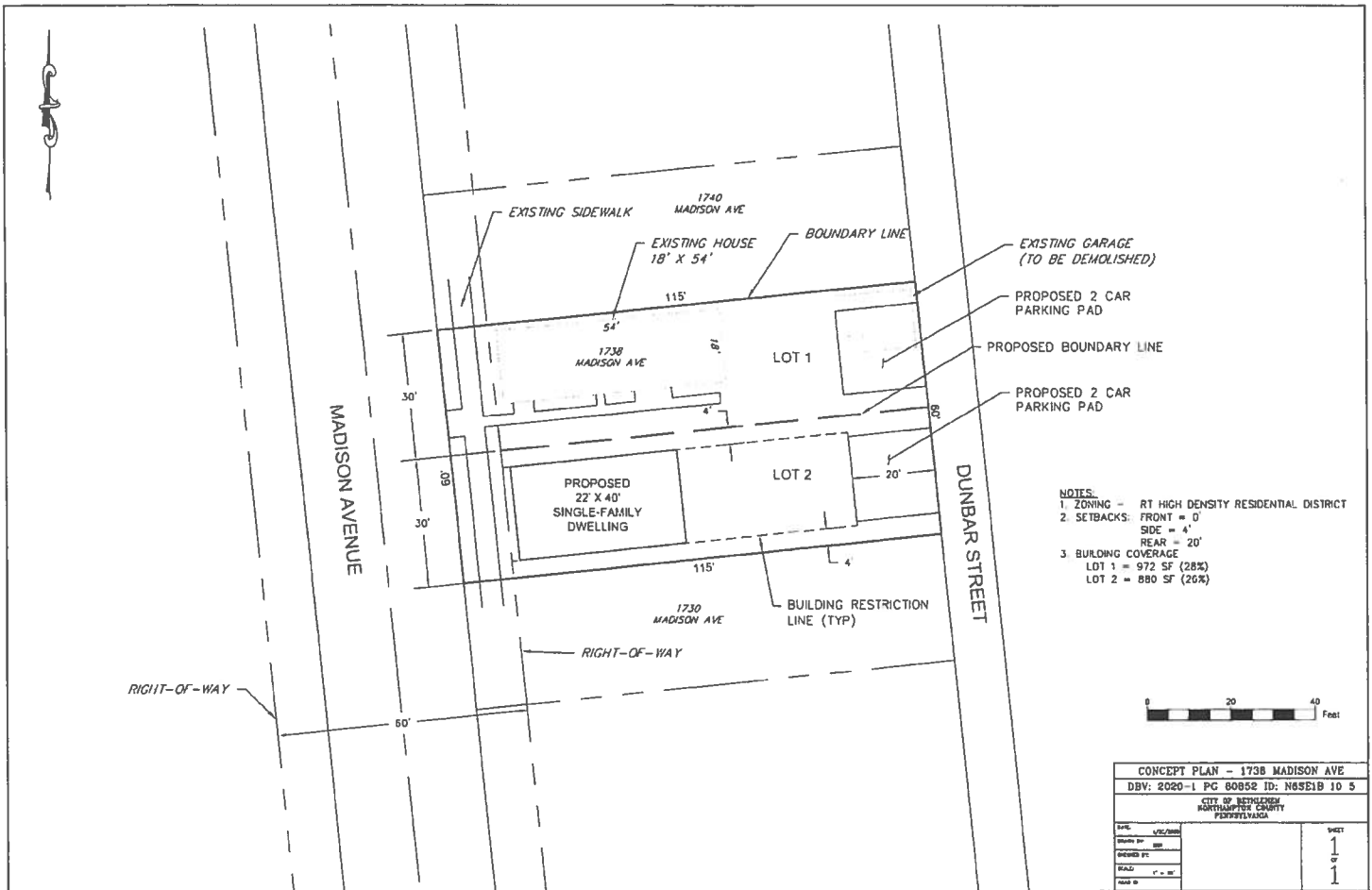
5/28/20  
Date

\_\_\_\_\_  
Received by

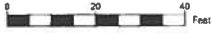
\_\_\_\_\_  
Date

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

Applicant is the legal owner of the subject property on which exists a single family two and one-half story home situate to the northern side of the lot. The properties and homes abutting the subject home have lot widths of 30' to 32' and have similar two and one-half story homes. Applicant desires to subdivide the subject parcel into two lots per the attached plan, and on the vacant lot that is created construct a similar size and style home to the adjoining homes. The subject parcel at the time of its creation originally consisted of two 30' width lots as shown on the John Roth Tract Subdivision.



- NOTES:
- 1 ZONING - RT HIGH DENSITY RESIDENTIAL DISTRICT
  - 2 SETBACKS: FRONT = 0'  
SIDE = 4'  
REAR = 20'
  - 3 BUILDING COVERAGE  
LOT 1 = 972 SF (28%)  
LOT 2 = 880 SF (26%)



CONCEPT PLAN - 1738 MADISON AVE		SHEET 1 OF 1
DBV: 2020-1 PG 60852 ID: N65E1B 10 5		
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA		
DATE:	VLC/2020	
DRAWN BY:	SM	
CHECKED BY:		
SCALE:	1" = 20'	
FILE #:		