



SITE ADDRESS: 921 BEVERLY AVENUE

Office Use Only:

DATE SUBMITTED: 6.24.2020

HEARING DATE: 8.12.2020

PLACARD: 7.31.2020

FEE: 250.00

ZONING CLASSIFICATION: RS

LOT SIZE: 110 x 150

**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	<u>Michael Kurtz</u>
Address	<u>1917 W Union Blvd Bethlehem 18018</u>
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:
<b>ATTORNEY (if applicable):</b>
Name
Address
Phone:
Email:

**SECTION 2. INFORMATION REGARDING THE REAL ESTATE**

*FOR BOTH PARCELS*

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:**

*DIMENSIONAL VARIANCE FOR REAR YARD SETBACK*

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>1306.01(a)(2)</i>	<i>35'</i>	<i>12'</i>	<i>23'</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.

*PROVIDE NARRATIVE*

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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.



\_\_\_\_\_  
Applicant's Signature

6/19/20

\_\_\_\_\_  
Date



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

6/19/20

\_\_\_\_\_  
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.**

# CITY OF BETHLEHEM

## NARRATIVE

I, Michael Kurtz, owner of 1917 W Union Blvd and 921 Beverly Ave, located in the city of Bethlehem, is looking to move property boundaries to accommodate meeting 100'+ lot requirement so I can have the option to exit a second driveway onto Talbot St. Also a master closet addition would then become an option in the future. Please consider my request,  
Michael Kurtz 610-554-9264

BOULEVARD

15' - 30' - 15'

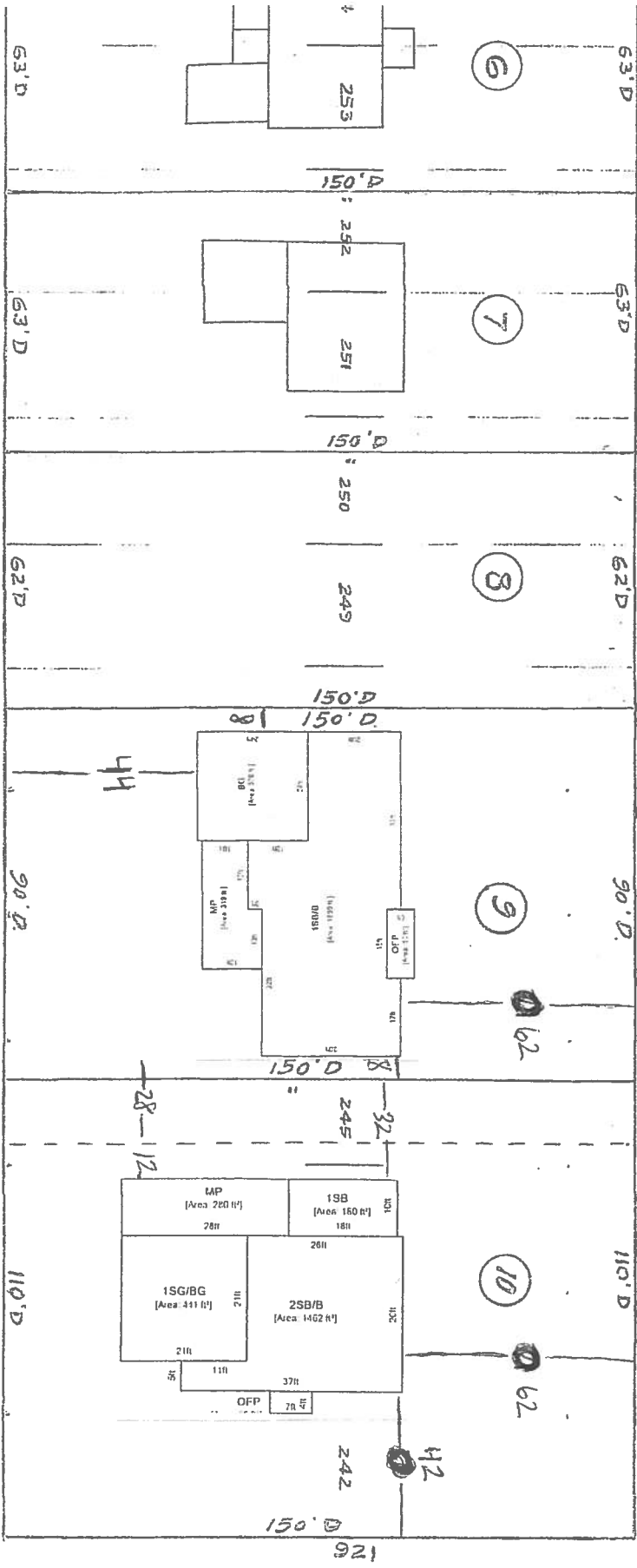
1935

1929

1923

1917

Proposed



57

85.49' D.

87.49' D.

87.49' D.

120' D.

3'-14'-3'

LY

AVE. 10'-40'-10'

60'

80'