



SITE ADDRESS: 1949 W. Broad Street, Bethlehem, Lehigh County, 18018

Office Use Only:

DATE SUBMITTED: 8.26.2020

HEARING DATE: 10.14.2020

PLACARD: 10.01.2020

FEE: 500<sup>00</sup>

ZONING CLASSIFICATION: RT

LOT SIZE: 8,091 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 Henrique Matos
Address 4027 Reeve Drive
Bethlehem, PA 18020
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</b> (if applicable):
Name Jason A. Ulrich, Esquire, Gross McGinley, LLP
Address 33 S. 7th Street, P.O. Box 4060
Allentown, PA 18105
Phone: [REDACTED]
Email: [REDACTED]

**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
<u>1306.01(a)</u>	<u>9,000 sq. ft. tract size (min.)</u>	<u>7,447 sq. ft. 8091</u>	<u>1,553 ft. 909</u>
<u>1306.01(a)</u>	<u>2,500 sq. ft. lot area (min.) OR 10000 SF</u>	<u>1,862 sq. ft. 2022.75</u>	<u>638 ft. 477.25</u>
<u>1306.01(a)</u>	<u>90 ft. tract width (min.)</u>	<u>67 ft.</u>	<u>23 ft.</u>
<u>1306.01(a)</u>	<u>Side 15 ft. (min.) Rear 20 ft. (min.)</u>	<u>Side 15 ft. Rear 40 ft.</u>	<u>N/A</u>
<u>1306.01(a)</u>	<u>3.5 stories and 35 ft. (max.)</u>	<u>2 stories, 27' 9 3/4" (approx.)</u>	<u>N/A</u>
<u>1306.01(a)</u>	<u>30% bldg. cov. (max.)</u>	<u>28.6%</u>	<u>N/A</u>

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.

Applicant is seeking a variance from Section 1319.01(a)(1)(ii), which requires 1.75 parking spaces per dwelling unit, along with any other applicable relief deemed appropriate by the Board.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: Applicant is seeking special exceptions under Sections 1306.01(a) and 1319.01(a)(1)(ii).

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.

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.

*Henrique Matos*

Applicant's Signature

8/25/2020

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.**

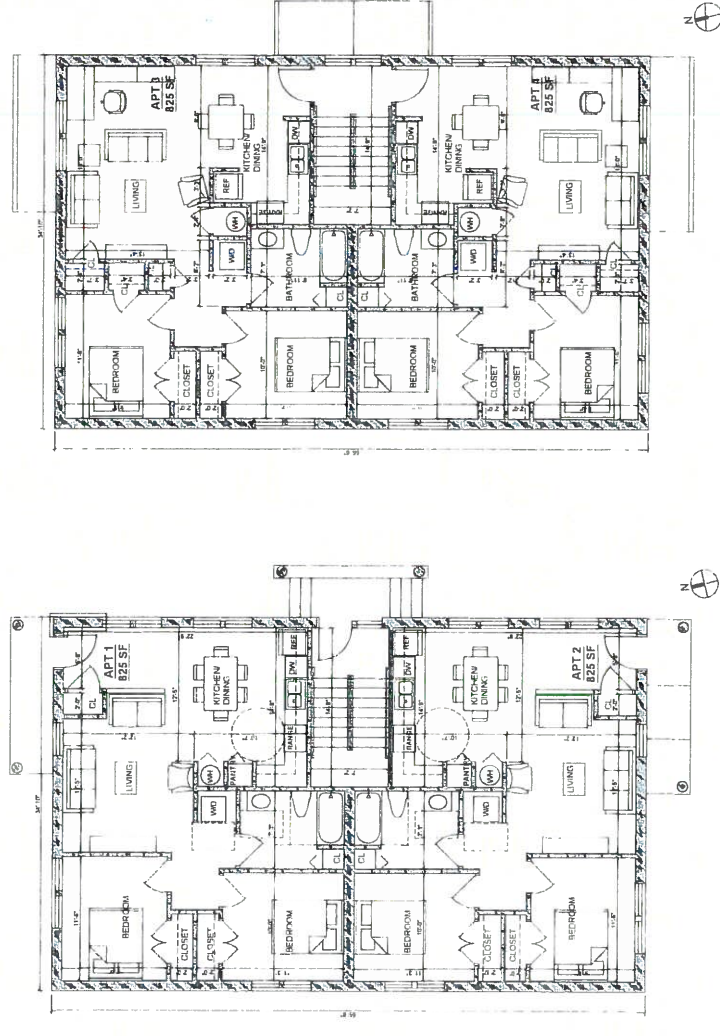
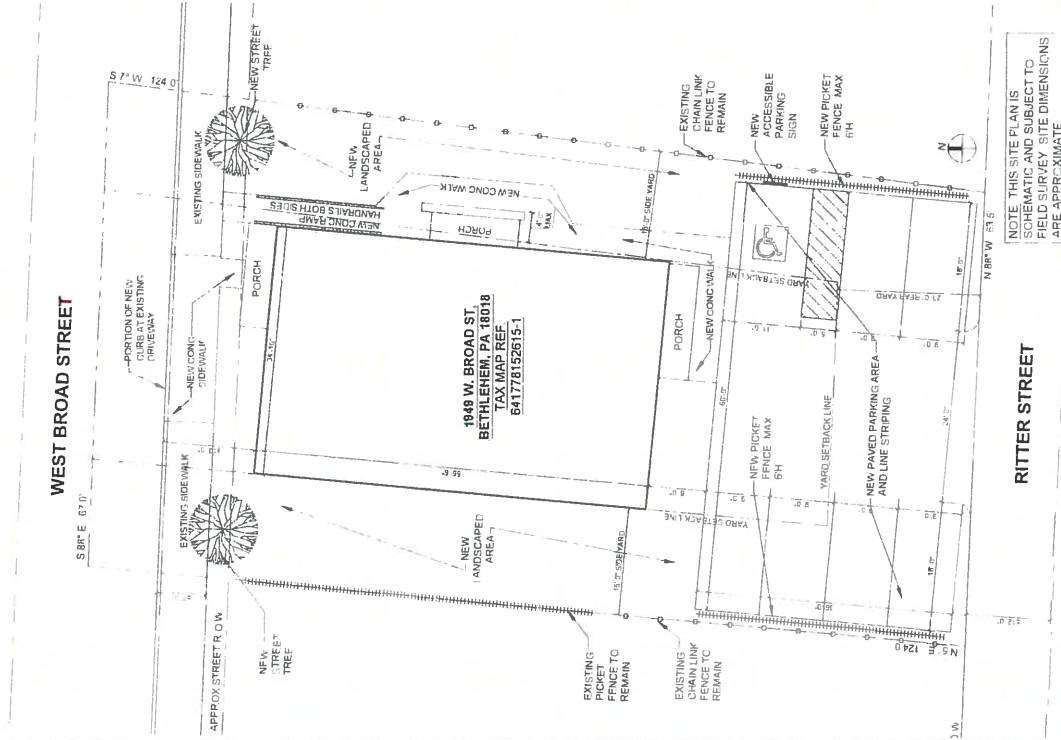
### **Narrative of Henrique Matos for Zoning Relief Sought**

In accordance with Section 3 of the Zoning Application, Applicant, Henrique Matos ("Applicant"), submits this narrative regarding the zoning relief sought.

Applicant seeks to construct a four-unit multi-family apartment building, and in connection with the new construction, Applicant is seeking: (1) dimensional variances, special exceptions, and/or an interpretation under Section 1306.01(a) with respect to the minimum tract size, minimum lot area, minimum tract width, minimum yard requirements, maximum building height, and maximum building coverage for a multi-family dwelling with 3-1/2 stories or less in the RT High Density Residential District; and (2) a variance, special exception, or interpretation under Section 1319.01(a)(1)(ii) with respect to the minimum number of parking spaces required.

The proposed multi-family apartment building would comply with all applicable design requirements under Article 1311 of the Ordinance and will keep with the nature and character of the neighborhood.

ZONING INFORMATION	
TAX MAP REF: 8417792615-1	BUILDING HEIGHT REQUIRED: 3.5 STORIES AND 36 FT MAX PROPOSED: 2 STORIES AND APPROX 27' 4"
SYNCHRONIZATION: AT HIGH DENSITY RESIDENTIAL PROPOSED CLASS: MULTI-FAMILY DWELLINGS (4 APARTMENTS) (LESS THAN 12) STORIES	BUILDING COVERAGE (RESIDUAL PERMITS) REQUIRED: 30% MAX 12,274 SF PROPOSED: 30% MAX 12,274 SF
TRACT SIZE REQUIRED: 4,000 SF MIN EXISTING: APPROX 7,400 SF	IMPERVIOUS COVERAGE REQUIRED: NO REQUIREMENT EXISTING: APPROX 6,548 SF (89.4%) PROPOSED: APPROX 1,963 SF (17.6%)
LOT AREA PER DWELLING REQUIRED: 1,000 SF MIN EXISTING: APPROX 1,863 SF (1.7%) PROPOSED: APPROX 1,963 SF (1.7%)	PERMITS REQUIRED: 1.5 SPACES PER DWELLING UNIT, TOTAL PROPOSED: 7 SPACES TOTAL, INCLUDING 1 ACCESSIBLE SPACE FROM BUILDING. REQUIRED: 15 FT MIN DISTANCE FROM BUILDING. PROPOSED: APPROX 17 FT
TRUCK INSTALL REQUIRED: 8 FT MIN EXISTING: 6 FT	REFERENCE DRAWINGS: 2018 USE IN A LOCAL ZONING ORDINANCE, 2018 USE IN A LOCAL ZONING ORDINANCE, I.C. BY ROBERT, LOCAL ENGINEERS AND LAND SURVEYORS DATED 10/27/18 WITH REVISIONS 1/22/2018
LAND REQUIREMENTS FRONT REQUIRED: NO REQUIREMENT REAR REQUIRED: APPROX 14 FT SIDE REQUIRED: 15 FT MIN REAR PROPOSED: 15 FT MIN REAR PROPOSED: APPROX 40 FT	



5/20/2020  
 817  
 PROJECT: NEW 477 RESIDENTIAL  
 1848 W BROAD ST  
 BETHLEHEM, PA 18018  
 PROPOSED APARTMENTS  
 4 UNITS  
 BETHLEHEM, LEHIGH COUNTY, PA 18018  
 PLANNING DEPARTMENT  
 PLANNING SERVICES DIVISION  
 FORM SPACE DESIGN  
 800 NORTH 5TH STREET, BETHLEHEM, PA 18018, TEL: 610-422-1000

ROW = 20' (3' 14' 3')

