



SITE ADDRESS: 1970 Pennsylvania Avenue, Bethlehem PA 18018

Office Use Only:

DATE SUBMITTED: 6.19.24

HEARING DATE: 8.28.24

PLACARD: \_\_\_\_\_

FEE: \$250.00

ZONING CLASSIFICATION: RS

LOT SIZE: \_\_\_\_\_

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

1. Return one (1) original and eight (8) 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 on the 4<sup>th</sup> Wednesday of the month. The hearing will be held on 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	<b>James Vitale</b>
Address	[REDACTED]
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	<b>same as Applicant</b>
Address	
Phone:	
Email:	
<b>ATTORNEY</b> (if applicable):	
Name	<b>James F. Preston, Esquire</b>
Address	
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 architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. 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
<b>Article 1306.2(RS)</b>	<b>25%</b>	<b>29.55%</b>	<b>4.55%</b>

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.

Article 1306.2; maximum building coverage

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.

James P. Litala  
Applicant's Signature

6/19/2024  
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.**

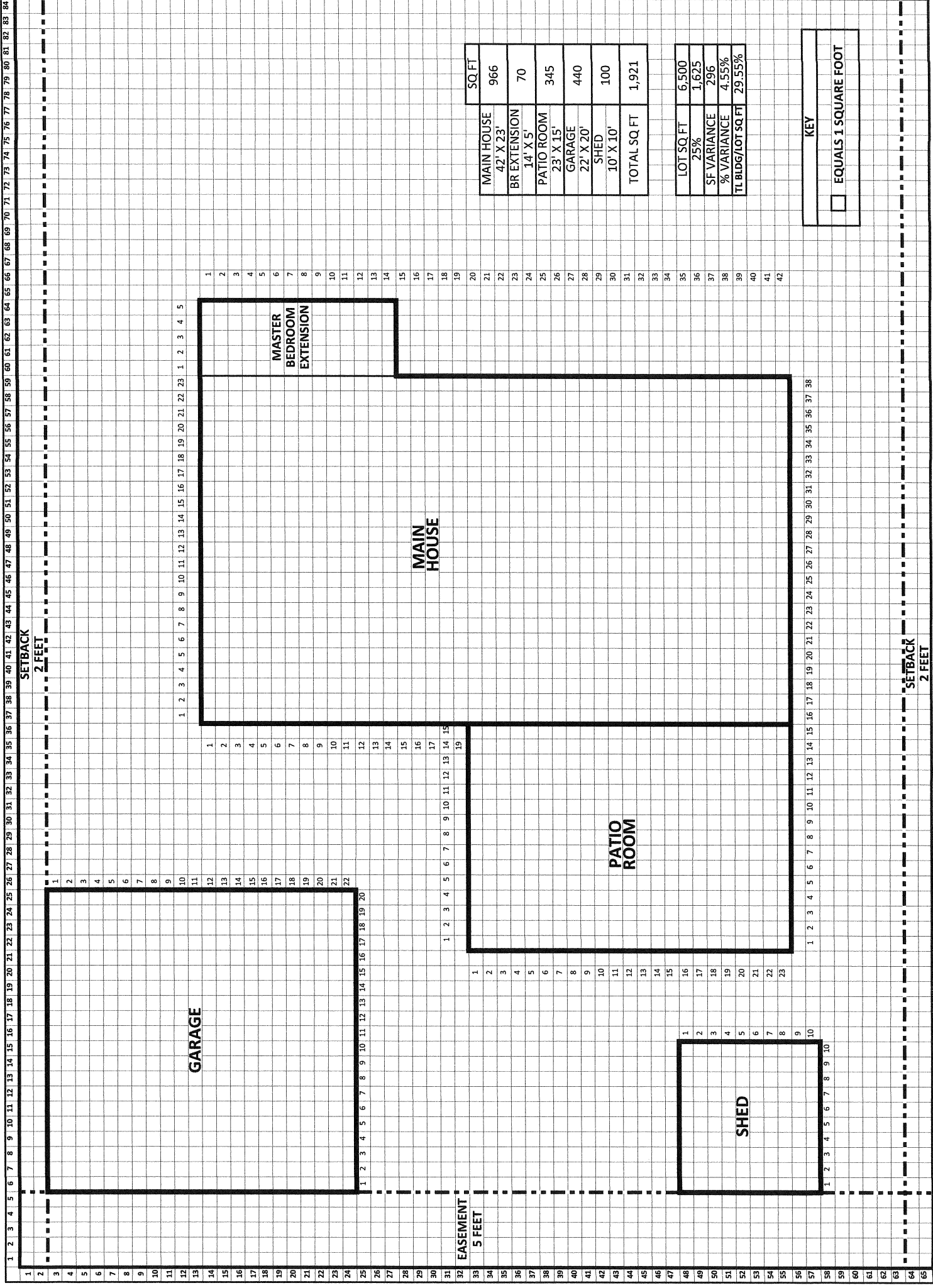
## **NARRATIVE**

**RE: 1970 Pennsylvania Avenue**

**Date: June 24, 2024**

**The property at 1970 Pennsylvania Avenue, Bethlehem, PA 18018 has no basement and limited attic space and access. My request is for a lot coverage variance from the 25% code allowance to 29.55% (296 S.F.). This would afford much needed storage space and car cover, that is consistent with the majority of identical properties in this neighborhood.**





CITY OF BETHLEHEM  
DEPARTMENT OF  
ENGINEERING  
APPROPRIATE MAP

MAP  
13  
BLOCK  
120

PENNSYLVANIA

AVE.

STONEHENGE ROAD

ARIPINE

AVE.

ROBIN WAY

HILLTOP TERRACE

151 MAX  
BLDG  
CURV  
A - 20' x 22'  
D x W

6500 SF LOT

BLOCK SURVEY  
SHOWING  
DEED AND OCCUPATION DISTANCES  
SCALE 1" = 40 FT DATE APR 1988  
A. NEWTON WINTERBURN, CITY ENGINEER

CATALENN PARK SECTION NO. 431 P. 64



[illegible]



PE

1970

65.0' D

3

100.0' D

100.0' D

100.0' D

7

65.0' D

68.85' D

> 50

