



SITE ADDRESS: 2785 Commerce Center Blvd

Office Use Only:

DATE SUBMITTED: 6.24.2020

HEARING DATE: 8.12.2020

PLACARD: 7.31.2020

FEE: 500<sup>00</sup>

ZONING CLASSIFICATION: IN

LOT SIZE: 107.27 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 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>	<u>Reed Sign Company</u>
Name	<u>Dave Ott</u>
Address	<u>1050 Main St. Pennsburg, PA 18073</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	Prologis
Address	2785 Commerce Center Blvd. Bethlehem, PA 18015
Phone:	[REDACTED]
Email:	[REDACTED]
ATTORNEY (if applicable):	
Name	
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 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
1320.01 (a)(2)(i)	No more than 25' above grade	9" below roof line	Height of sign to be more than 25' above grade
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

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

6/19/20  
Date

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

6/18/20  
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.**

# OVERALL SITE PLAN



- |   |   |   |
|---|---|---|
|  Loading Dock Numbers        |  Non-Illuminated Letters       |  Wall Mount Lease Sign |
|  Face Illuminated Letters    |  Wall Mount Customer Directory |  Vinyl Letters         |
|  Address Logo Panel          |  Customer Owned Wall Sign      |   |
|  Building Vertical Monument  |  Customer Directory            |  Branded Directional   |
|  Gateway Horizontal Monument |  Directional                   |  Lease Sign            |

Add LDN pages:  
 101-134, 201-232, 301-344, 401-430  
 Add N07 & N08:  
 ALP-36-W (2 total)

INVENTORY



**Comments**

Dimensions are estimates.

Sign Type	
N/A	
Sign Text	
N/A	
Overall Height	Overall Width
N/A	N/A
Letter Height	Illumination
N/A	N/A
Wall Color	Substrate Material
TBD	Dryvit
Available Height	Available Width
4'-6"	15'-6"

INVENTORY



**Comments**

Proposed Action	Proposed Sign Type
Remove & Replace	ALP-36
Description	
Address Logo Panels (ALP) 36" Globe 18" Numbers	
Height	Width
3'-0"	8'-1 1/2"
Restoration SOW	Square Feet
Restore & Match Paint - Wall	69.75 sq. ft.
Electrical Scope of Work	
N/A	
Landscaping Scope of Work	
N/A	

INVENTORY



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INVENTORY



**Comments**

Proposed Action	Proposed Sign Type
Add New	ALP-36
Description	
Address Logo Panels (ALP) 36" Globe 18" Numbers	
Height	Width
3'-0"	8'-1 1/2"
Restoration SOW	Square Feet
N/A	N/A
Electrical Scope of Work	
N/A	
Landscaping Scope of Work	
N/A	

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