



SITE ADDRESS: 122 E Goepp St Bethlehem, PA 18018

Office Use Only:

DATE SUBMITTED: 1/15/2025

HEARING DATE: _____

PLACARD: _____

FEE: \$ 500

ZONING CLASSIFICATION: _____

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 4th Wednesday of the month. The hearing will be held on the 4th 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

APPLICANT:	
Name	Michael Cox, Managing Member ERE Reserves LLC
Address	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

OWNER (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
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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: 1304.01. Allowed Uses in Primarily Residential Districts. Property is located in the RT

district which allows for conversion to multi family dwelling with special exception. Northampton

County recognizes the property as a multi-family property. Property is physically multi-family today.

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.



Applicant's Signature

1/15/25

Date



Property owner's Signature

1/15/25

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.

Information Regarding the Property at 122 E Goepp St Bethlehem, PA 18018

Narrative of the proposed changes

- Owner proposes conversion of the existing main building into a 3 dwelling unit building.
- Northampton County currently recognizes the property as a multi family property. The property is physically a two dwelling units today.
- 1304.01. Allowed Uses in Primarily Residential District allows for conversion of residential properties in the RT district to multifamily
- Lot sq ft 9,900 sq ft, RT district requires 3,000 sq ft per dwelling unit allowing for a minimum of 3 dwelling units
- 3 dwelling units require 4.5 off street parking spots. Currently 6 off street parking spots available on the property. 3 parking spots available in the existing detached garage and 3 existing parking spots available next to the detached garage. (Reference site plans)
- Main house is currently 3,071 sq ft. 1st floor will be unit 1 consisting of 3 bedrooms and 1 full bathroom. 2nd floor will be split with unit 2 being in the rear of the home consisting of 2 bedrooms and 1 full bathroom(existing kitchen and bathroom in place). Unit 3 will add a new interior entrance at the top of the existing staircase separate from unit 2. This unit will also include a finished bedroom on the 3rd floor making unit 3 2 bedrooms with 1 full bathroom. Kitchen and full bathroom to be added for unit 3. All units will meet the minimum required sq ft of 500 sq ft for a 1 bedroom, 700 sq ft for 2 bedroom and 900 sq ft for a 3 bedroom.
- Architectural drawings included for zoning and permitting adhering to all building, health and safety codes.

INSPECTION REPORT OF ORDINANCE # 4340
CITY OF BETHLEHEM-BUREAU OF INSPECTIONS
10 EAST CHURCH STREET, BETHLEHEM, PA 18018
(610) 865-7091 OR (610) 865-7097

DATE: 04/12/07 ADDRESS: 122 E. Goepp Street
OWNER: Dennis Pozzuto ADDRESS: Same as above
REQUESTED BY: Stephen Pozzuto
PRESENT USE: 2 Units
ANY PROPOSED CHANGE IN USE MUST BE SUBMITTED TO THE ZONING OFFICE
CERTIFICATE OF OCCUPANCY REQUIRED: YES C/O FEE: \$ 200.00 paid

PROPERTY MEETS CITY HOUSING CODE STANDARDS

Note:

- Random outlet testing done.
- The inspection of electrical panels and boxes is limited to a visual inspection only.

Lou Malpedo mh
HOUSING INSPECTOR

NOTE TO BUYER: SIGN COPY AND PRINT NAME ALONGSIDE, RETURN
COPY IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY.
INSPECTION REPORT VALID FOR ONE YEAR FROM ABOVE DATE.

SIGNATURE PRINTED NAME

LIST RESIDENCE ADDRESS IF DIFFERENT FROM ABOVE NOTED PROPERTY

Prior to transfer of ownership, the current owner of any dwelling unit or structure shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed statement from the grantee, transferee, mortgagee or lessee acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. All violations shall be abated within 90 days of transfer. If said property is occupied as a rental property, violations must be abated within 30 days. The only exception to the time limits would be if special arrangements are agreed upon with the code official.

PERMIT NO	STATUS	PERMIT TYPE	ADDRESS	OWNER	PURPOSE
24110011	Printed	HSAL	122 E GOEPP ST	PUZZUTO STEPHEN R	SFDD - 11/27/24 @ 11:00 AM
23070133	Printed	BRESALT	122 E GOEPP ST	PUZZUTO STEPHEN R	RECONSTRUCT REAR STEPS AS PER PLAN.
23050982	Printed	BRROOF	122 E GOEPP ST	PUZZUTO STEPHEN R	RE-ROOF REAR FLAT ROOF
23030360	Applied	BRESALT	122 E GOEPP ST	PUZZUTO STEPHEN R	EMERGENCY GAS LINE REPAIR
18040803	Closed	NUGI	122 E GOEPP ST	PUZZUTO STEPHEN R	CHANGE OF USE FROM SINGLE FAMILY DETACHED DW
07040334	Printed	BUSE	122 E GOEPP ST	PUZZUTO STEPHEN R	

BETHLEHEM, PA 18018



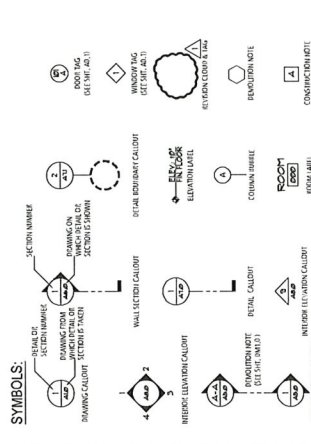
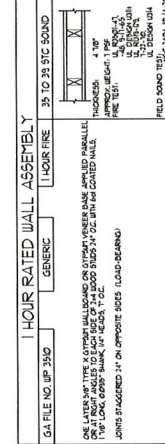
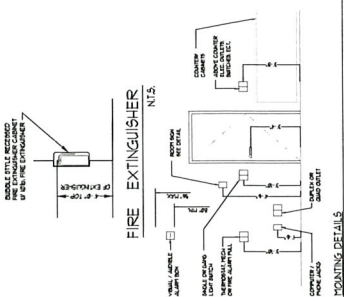
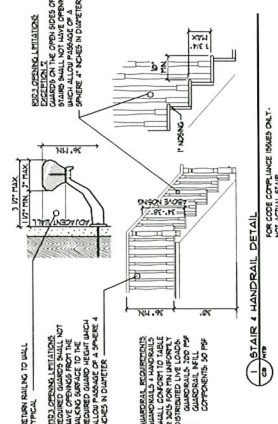
**HILLIPS &
DONOVAN
ARCHITECTS, LLC**
Phillips@DonovanArchitects.com
114 Main St., 3160 Bedfordter Road, Hecle
210 West Broad Street, Richmond

COVER SHEET

dwg. no.:	CS
date:	1/13/2025
drawn by	created by
KEF	BJS

project no.
24-120R

Allowable Building Height	Maximum stories allowed	Stories provided
3 stories	3 stories	
OCCUPANCY CHART		
APT. #1, 3 Bedroom	11/1 SF, 2000 + 6 Occupants	
APT. #2, 2 Bedroom	11/6 SF, 2000 + 3 Occupants	
APT. #3, 2 Bedroom	11/6 SF, 2000 + 3 Occupants	
TOTAL	12 Occupants	

[illegible][illegible]

1 STAIR & HANDRAIL DETAIL

Project No.
24-120R

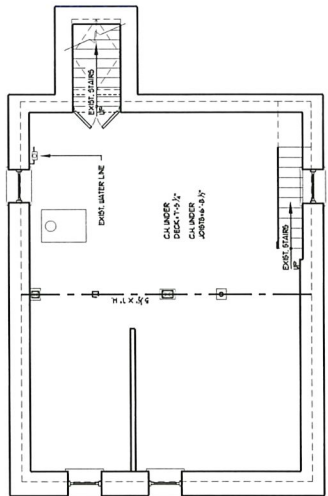
Drawn By
1/13/2025

AB-1

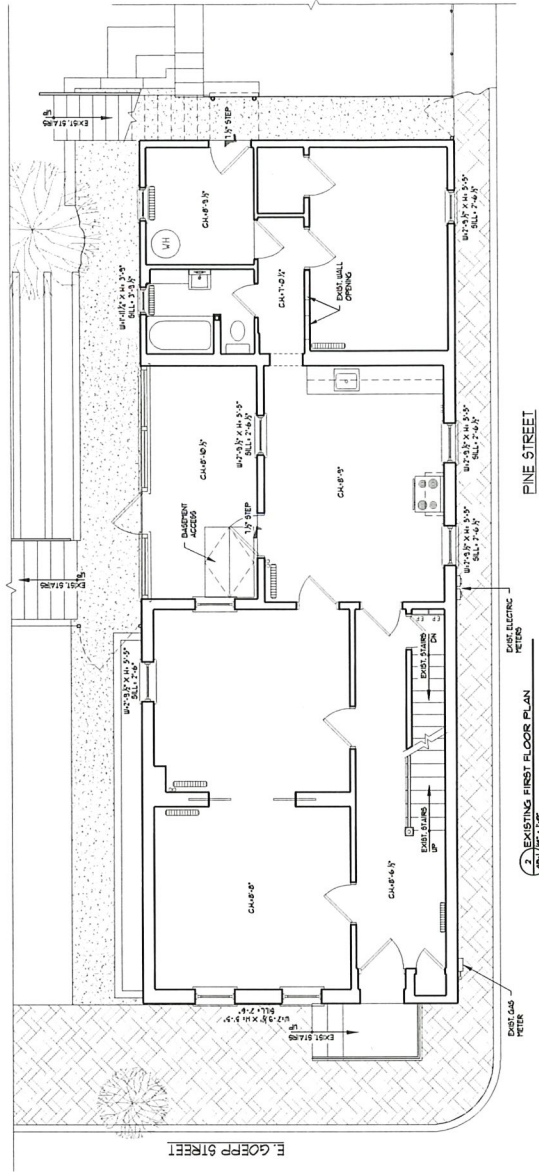
EXISTING FLOOR PLANS
Apartment Units
122 E Goepf St.
Bethlehem, PA 18018

Revisions

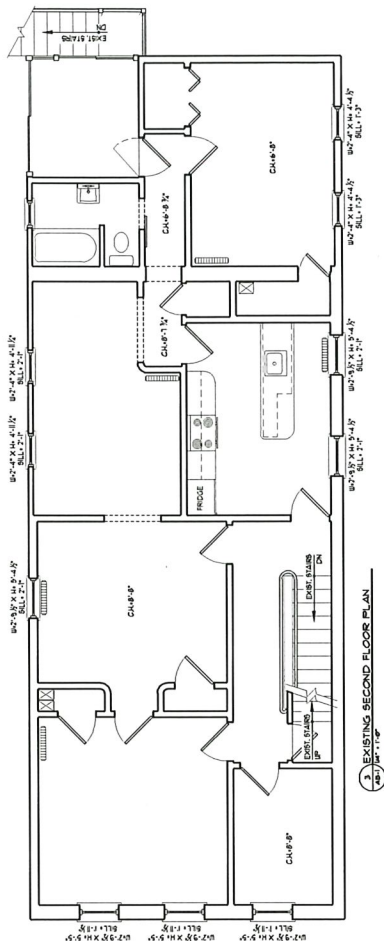
PHILLIPS &
MONOVAN
ARCHITECTS, LLC
210 West Street, Suite 200, Bethlehem, PA 18018 Phone: 610-717-0221



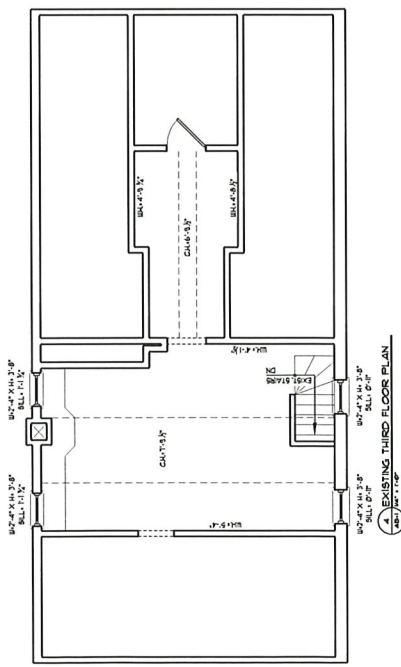
1. EXISTING BASEMENT FLOOR PLAN



2. EXISTING FIRST FLOOR PLAN

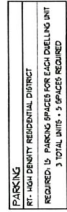


3. EXISTING SECOND FLOOR PLAN

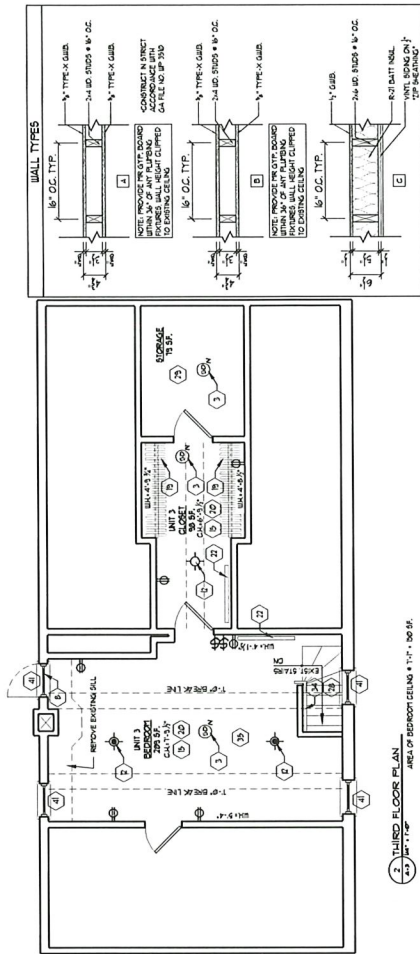
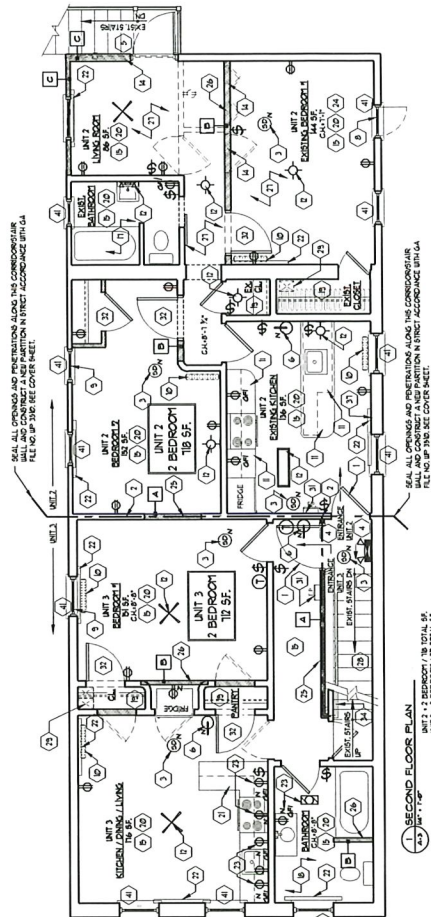


4. EXISTING THIRD FLOOR PLAN

E. GOEPP STREET



[illegible]



ELECTRICAL SYMBOLS	
	EARTH/GROUND OUTLET
	NEW DOUBLE OUTLET
	EXISTING DOUBLE OUTLET
	INTERRUPTED OUTLET
	NEW SINGLE OUTLET
	EXISTING SINGLE OUTLET
	NEW 40 AMP BREAKER
	NEW 60 AMP BREAKER
	NEW 100 AMP BREAKER
	NEW 150 AMP BREAKER
	NEW 200 AMP BREAKER
	NEW 250 AMP BREAKER
	NEW 300 AMP BREAKER
	NEW 350 AMP BREAKER
	NEW 400 AMP BREAKER
	NEW 450 AMP BREAKER
	NEW 500 AMP BREAKER
	NEW 550 AMP BREAKER
	NEW 600 AMP BREAKER
	NEW 650 AMP BREAKER
	NEW 700 AMP BREAKER
	NEW 750 AMP BREAKER
	NEW 800 AMP BREAKER
	NEW 850 AMP BREAKER
	NEW 900 AMP BREAKER
	NEW 950 AMP BREAKER
	NEW 1000 AMP BREAKER
	NEW 1050 AMP BREAKER
	NEW 1100 AMP BREAKER
	NEW 1150 AMP BREAKER
	NEW 1200 AMP BREAKER
	NEW 1250 AMP BREAKER
	NEW 1300 AMP BREAKER
	NEW 1350 AMP BREAKER
	NEW 1400 AMP BREAKER
	NEW 1450 AMP BREAKER
	NEW 1500 AMP BREAKER
	NEW 1550 AMP BREAKER
	NEW 1600 AMP BREAKER
	NEW 1650 AMP BREAKER
	NEW 1700 AMP BREAKER
	NEW 1750 AMP BREAKER
	NEW 1800 AMP BREAKER
	NEW 1850 AMP BREAKER
	NEW 1900 AMP BREAKER
	NEW 1950 AMP BREAKER
	NEW 2000 AMP BREAKER
	NEW 2050 AMP BREAKER
	NEW 2100 AMP BREAKER
	NEW 2150 AMP BREAKER
	NEW 2200 AMP BREAKER
	NEW 2250 AMP BREAKER
	NEW 2300 AMP BREAKER
	NEW 2350 AMP BREAKER
	NEW 2400 AMP BREAKER
	NEW 2450 AMP BREAKER
	NEW 2500 AMP BREAKER
	NEW 2550 AMP BREAKER
	NEW 2600 AMP BREAKER
	NEW 2650 AMP BREAKER
	NEW 2700 AMP BREAKER
	NEW 2750 AMP BREAKER
	NEW 2800 AMP BREAKER
	NEW 2850 AMP BREAKER
	NEW 2900 AMP BREAKER
	NEW 2950 AMP BREAKER
	NEW 3000 AMP BREAKER
	NEW 3050 AMP BREAKER
	NEW 3100 AMP BREAKER
	NEW 3150 AMP BREAKER
	NEW 3200 AMP BREAKER
	NEW 3250 AMP BREAKER
	NEW 3300 AMP BREAKER
	NEW 3350 AMP BREAKER
	NEW 3400 AMP BREAKER
	NEW 3450 AMP BREAKER
	NEW 3500 AMP BREAKER
	NEW 3550 AMP BREAKER
	NEW 3600 AMP BREAKER
	NEW 3650 AMP BREAKER
	NEW 3700 AMP BREAKER
	NEW 3750 AMP BREAKER
	NEW 3800 AMP BREAKER
	NEW 3850 AMP BREAKER
	NEW 3900 AMP BREAKER
	NEW 3950 AMP BREAKER
	NEW 4000 AMP BREAKER
	NEW 4050 AMP BREAKER
	NEW 4100 AMP BREAKER
	NEW 4150 AMP BREAKER
	NEW 4200 AMP BREAKER
	NEW 4250 AMP BREAKER
	NEW 4300 AMP BREAKER
	NEW 4350 AMP BREAKER
	NEW 4400 AMP BREAKER
	NEW 4450 AMP BREAKER
	NEW 4500 AMP BREAKER
	NEW 4550 AMP BREAKER
	NEW 4600 AMP BREAKER
	NEW 4650 AMP BREAKER
	NEW 4700 AMP BREAKER
	NEW 4750 AMP BREAKER
	NEW 4800 AMP BREAKER
	NEW 4850 AMP BREAKER
	NEW 4900 AMP BREAKER
	NEW 4950 AMP BREAKER
	NEW 5000 AMP BREAKER
	NEW 5050 AMP BREAKER
	NEW 5100 AMP BREAKER
	NEW 5150 AMP BREAKER
	NEW 5200 AMP BREAKER
	NEW 5250 AMP BREAKER
	NEW 5300 AMP BREAKER
	NEW 5350 AMP BREAKER
	NEW 5400 AMP BREAKER
	NEW 5450 AMP BREAKER
	NEW 5500 AMP BREAKER
	NEW 5550 AMP BREAKER
	NEW 5600 AMP BREAKER
	NEW 5650 AMP BREAKER
	NEW 5700 AMP BREAKER
	NEW 5750 AMP BREAKER
	NEW 5800 AMP BREAKER
	NEW 5850 AMP BREAKER
	NEW 5900 AMP BREAKER
	NEW 5950 AMP BREAKER
	NEW 6000 AMP BREAKER
	NEW 6050 AMP BREAKER
	NEW 6100 AMP BREAKER
	NEW 6150 AMP BREAKER
	NEW 6200 AMP BREAKER
	NEW 6250 AMP BREAKER
	NEW 6300 AMP BREAKER
	NEW 6350 AMP BREAKER
	NEW 6400 AMP BREAKER
	NEW 6450 AMP BREAKER
	NEW 6500 AMP BREAKER
	NEW 6550 AMP BREAKER
	NEW 6600 AMP BREAKER
	NEW 6650 AMP BREAKER
	NEW 6700 AMP BREAKER
	NEW 6750 AMP BREAKER
	NEW 6800 AMP BREAKER
	NEW 6850 AMP BREAKER
	NEW 6900 AMP BREAKER
	NEW 6950 AMP BREAKER
	NEW 7000 AMP BREAKER
	NEW 7050 AMP BREAKER
	NEW 7100 AMP BREAKER
	NEW 7150 AMP BREAKER
	NEW 7200 AMP BREAKER
	NEW 7250 AMP BREAKER
	NEW 7300 AMP BREAKER
	NEW 7350 AMP BREAKER
	NEW 7400 AMP BREAKER
	NEW 7450 AMP BREAKER
	NEW 7500 AMP BREAKER
	NEW 7550 AMP BREAKER
	NEW 7600 AMP BREAKER
	NEW 7650 AMP BREAKER
	NEW 7700 AMP BREAKER
	NEW 7750 AMP BREAKER
	NEW 7800 AMP BREAKER
	NEW 7850 AMP BREAKER
	NEW 7900 AMP BREAKER
	NEW 7950 AMP BREAKER
	NEW 8000 AMP BREAKER
	NEW 8050 AMP BREAKER
	NEW 8100 AMP BREAKER
	NEW 8150 AMP BREAKER
	NEW 8200 AMP BREAKER
	NEW 8250 AMP BREAKER
	NEW 8300 AMP BREAKER
	NEW 8350 AMP BREAKER
	NEW 8400 AMP BREAKER
	NEW 8450 AMP BREAKER
	NEW 8500 AMP BREAKER
	NEW 8550 AMP BREAKER
	NEW 8600 AMP BREAKER
	NEW 8650 AMP BREAKER
	NEW 8700 AMP BREAKER
	NEW 8750 AMP BREAKER
	NEW 8800 AMP BREAKER
	NEW 8850 AMP BREAKER
	NEW 8900 AMP BREAKER
	NEW 8950 AMP BREAKER
	NEW 9000 AMP BREAKER
	NEW 9050 AMP BREAKER
	NEW 9100 AMP BREAKER
	NEW 9150 AMP BREAKER
	NEW 9200 AMP BREAKER
	NEW 9250 AMP BREAKER
	NEW 9300 AMP BREAKER
	NEW 9350 AMP BREAKER
	NEW 9400 AMP BREAKER
	NEW 9450 AMP BREAKER
	NEW 9500 AMP BREAKER
	NEW 9550 AMP BREAKER
	NEW 9600 AMP BREAKER
	NEW 9650 AMP BREAKER
	NEW 9700 AMP BREAKER
	NEW 9750 AMP BREAKER
	NEW 9800 AMP BREAKER
	NEW 9850 AMP BREAKER
	NEW 9900 AMP BREAKER
	NEW 9950 AMP BREAKER
	NEW 10000 AMP BREAKER
	NEW 10050 AMP BREAKER
	NEW 10100 AMP BREAKER
	NEW 10150 AMP BREAKER
	NEW 10200 AMP BREAKER
	NEW 10250 AMP BREAKER
	NEW 10300 AMP BREAKER
	NEW 10350 AMP BREAKER
	NEW 10400 AMP BREAKER
	NEW 10450 AMP BREAKER
	NEW 10500 AMP BREAKER
	NEW 10550 AMP BREAKER
	NEW 10600 AMP BREAKER
	NEW 10650 AMP BREAKER
	NEW 10700 AMP BREAKER
	NEW 10750 AMP BREAKER
	NEW 10800 AMP BREAKER
	NEW 10850 AMP BREAKER
	NEW 10900 AMP BREAKER
	NEW 10950 AMP BREAK

[illegible]