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STATEMENT OF REQUEST FOR ZONING RELIEF

The Applicant seeks zoning relief to permit the adaptive reuse and conversion of the existing detached three-car garage located at 623 Shield Street, Bethlehem, Pennsylvania, into a single two-bedroom residential dwelling unit while retaining a portion of the structure for garage use.

The Applicant requests relief pursuant to Section 1302.05 of the City of Bethlehem Zoning Ordinance to permit the establishment of a principal dwelling served by an alley. The Applicant further requests dimensional variances pursuant to Section 1306.01(a)(4), including: (1) a variance of 2,400 square feet from the minimum tract size requirement of 4,000 square feet, where 1,600 square feet exists; (2) a variance of 15.45 feet from the minimum rear yard setback requirement of 20 feet, where 4.55 feet exists; and (3) a variance of 1 foot from the minimum side yard setback requirement of 4 feet, where 3 feet exists.

The requested relief is necessary due to the unique size, configuration, and existing development pattern of the property and structure. The existing garage has occupied the property for many years, and the proposed project represents the adaptive reuse of an existing building rather than the construction of a new building footprint. Strict application of the zoning ordinance would create an unnecessary hardship by preventing the reasonable use of the property and the productive reuse of an existing structure.

The proposed conversion will not expand the existing building footprint and will require only those exterior modifications necessary for residential occupancy and code compliance. The project will preserve and improve an existing structure, remain compatible with the surrounding residential neighborhood, and will not adversely affect adjoining properties or the public welfare.

The requested relief represents the minimum variance necessary to permit a reasonable use of the property. The Applicant respectfully requests that the Zoning Hearing Board grant the requested relief and approve the proposed conversion

Bob Dandi
Associate Broker/Agent, Team Leader : Re/Max Central - Dandi-Bonner Group
[redacted]

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