



SITE ADDRESS: 1431 Monocacy Street, Bethlehem, PA 18018

Office Use Only:
DATE SUBMITTED: March 27, 2026

HEARING DATE: May 27, 2026

PLACARD: _____

FEE: _____

ZONING CLASSIFICATION: _____

LOT SIZE: _____

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

1. Return ten (10) total copies of this application and **all supporting documentation** and exhibits to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. Complete applications submitted to the Zoning Hearing Board will be scheduled for a hearing no sooner than 21 days and no later than 60 days from the date of receipt, unless an extension of time is agreed upon in writing by the applicant. **ONLY COMPLETE SUBMISSIONS WILL BE ADDED TO THE AGENDA FOR HEARING.**
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 | Linda Villani and Davin Viegas |
| 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 | Victor E. Scomillio, Esquire |
| 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 |
|----------------------|-------------------------------------------------|---------------------------------------|--------------------------|
| <u>1306.01(a)(2)</u> | <u>Lot area 8,000 required (7,800 existing)</u> | <u>3,900 square feet for each lot</u> | <u>4,100 square feet</u> |
| <u>1306.01(a)(2)</u> | <u>Lot width 5 - 75 (Existing 60 feet)</u> | <u>30 feet each lot</u> | <u>45 feet</u> |
| <u>1306.01(a)(2)</u> | <u>Frontyard setback to dwelling 25 feet</u> | <u>14 feet each lot</u> | <u>11 feet</u> |
| <u>1306.01(a)(2)</u> | <u>Building lot coverage/max 25%</u> | <u>31% proposed</u> | <u>6% variance</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.

Dimensional variances set forth above.

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.


Applicant's Signature

03/17/2026
Date


Property owner's Signature

03/17/2026
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.