APPLICATION & NARRATIVE

October 19, 2026

Dzulzada Nisic
723 12th Ave.
Bethlehem, PA 18018

Attention: Zoning Board Members
Subject: Variance application at 723 12th Avenue

Dear Zoning Board Members,
I am writing to respectfully request reconsideration of the zoning determination regarding the proposed building addition at 723 12th Ave, Bethlehem, PA 18018, specifically concerning the setback requirements.

I understand that the proposed addition may not fully comply with the current applicable setback requirements as presented in the zoning table of the submitted plan. However, I kindly ask that the determination be reviewed again, taking into consideration the existing property conditions, the layout of the proposed addition, and any relevant circumstances.

Our primary argument is that the proposed rear addition will be constructed over an existing concrete patio that has been part of the property for many years. We are not proposing to extend the developed area farther toward the property line or construct a new foundation system within the existing setback. Instead, the proposed construction will introduce new wood framing over the existing patio area. Our intention is to align a new addition perfectly with existing home's footprint.

These circumstances provide a reasonable basis to request reconsideration of the zoning determination, particularly because the proposed addition follows the existing building alignment and does not further reduce the existing side-yard setback. We are matching the existing wall of the house rather than extending closer. What we are asking is minimum relief necessary to make addition structurally sound and aesthetically cohesive.

My intention is to ensure that the proposed project complies with all applicable zoning regulations while making reasonable use of the property that was built in 1942. Presence of an old structure predating current laws prevents me from complying with the strict letter of the law. The house existed at this 5 foot line for decades without harming neighbors and continuing same that exact line does not alter the essential character of the neighborhood.

Our drawings demonstrate that the new addition creates an exact, perfect alignment with the 1942 dwelling line. We are not encroaching any closer to the property line than the house has for the last 80+ years. Forcing a 3-foot structural shift inward to meet the modern 8-foot rule would create an irregular, structurally flawed roofline and a disjointed interior layout, which is why we are requesting the minimal relief.

Thank you for your time and consideration of this request. I appreciate your assistance and would welcome the opportunity to discuss the matter further.

Best regards,

Dzulzada Nisic

[redacted]

SITE PLAN

a) Existing
b) Proposed

PICTURES (4)

NEIGHBOR'S LETTER