

NARRATIVE - ZONING APPLICATION

The property address is 1423 Maple Street. Applicant seeks an appeal, interpretation, or clarification of Zoning Officer's determination dated April 16, 2026, Exhibit 1, regarding the style of home to be constructed on the property referenced in the Board's Decision of October 31, 2025. 53 P.S. § 1090.1(a)(3); Zoning Ordinance Section 1324.01(a)(c), 1325.05, 1325.11(a)(b).

Applicant was previously before the Zoning Hearing Board ("ZHB") of the City of Bethlehem on September 17, 2025. Applicant submitted and was granted a dimensional variance from Section 1306.01(a)(4), 1302.40, 1306.04(a)(4) and 1325.06. During the ZHB hearing; Applicant submitted a rendering attached hereto as Exhibit 2.

During the hearing, Applicant submitted a rendering of the proposed two-unit structure as Exhibit 3. A copy of the exhibit is attached as Exhibit 2 to this Appeal.

During the minor land development and subdivision plans and approval process, Applicant submitted a plan with the attached rendering attached as Exhibit 3. By way of letter dated April 16, 2026, the zoning section of the letter states the following:

1. Submitted building elevation does not conform to the rendering presented to the Zoning Hearing Board in support of the required variance application. The ZHB's written decision, Findings of Fact #21, states:
"Applicant agreed to construct the Two-Family Detached Dwelling exactly as presented to the Board, in addition to promising that there would be no loss of street trees," and the relief was conditioned upon "the Two-Family Detached Dwelling being constructed in conformity with how it was presented to the Board."
 - a. Applicants shall coordinate with the Zoning Officer to ensure compliance with building architecture and the Zoning Hearing Board's conditions for approval.

Applicant seeks an appeal of, interpretation or clarification of the determination and zoning decision, respectively, regarding the style architecture of the home

Applicant seeks to build on the property. During the more detailed and thorough land development process, Applicant became aware that the exact style of the rendering submitted for the ZHB was not feasible on the site. Applicant has submitted the new rendering, Exhibit 3, which is a feasible design. Applicant submits the updated rendering is substantially similar to what was submitted before the Zoning Hearing Board as the new rendering includes a full front porch, porch roof, similar façade as what was submitted to this Board. The new rendering includes four (4) windows on the second floor, a large window, front door and smaller window on the first floor, stone façade on a portion of the first floor. The footprint of the building will remain as submitted in Applicant's submission to this Zoning Hearing Board in September as Exhibit 1.


Applicant submits the updated rendering conforms with the intent of, spirit of and style of home submitted to this Board in September, 2025. The new rendering still creates a home which presents exterior appearance of a single family home which houses two (2) units.

Notably, Applicant does not seek further dimensional variance relief.

Wherefore, Applicant respectfully requests this Board to grant his appeal or interpretation of the determination that the proposed building is in conformity with the Zoning Hearing Board Decision of October 31, 2025 and permit the approval for land development/subdivision process.

Respectfully submitted,

HOLZINGER, HARAK & SCOMILLIO



Victor E. Scomillio
Attorney ID 80727
Attorney for Applicant,
Indigo Investments, LLC
1216 Linden Street
Bethlehem, PA 18018
610-867-5023
Fax: 610-867-9945
ves@bhhsllaw.com