From: Taylor, David
To: [redacted]
Subject: FW: 817 Hayes Street
Date: Friday, June 26, 2026 2:21:00 PM

Joe,

I looked at the plans you submitted, and I am unable to tell you full extent of the relief you would need based on the information submitted. What I can ascertain you need is:

- A use variance to construct a two-family detached dwelling in the RS zoning district. [1304.01(b)(1)]
- A use variance for lot size in a Steep Slope area (minimum 4 acres). [1316.01(c)(1)]
- A variance for retaining walls higher than 5'. [1316.01(e)]
- Assuming you were successful in receiving the above use variances, you would need to specifically request the ZHB endorse your proposed 8' side yard setback; otherwise ZO section 1306.07(b) will require you to comply with the dimensional requirements for "Other Allowed Uses" in the RS district; those requirements mandate 25' side yards.

Additional variances for impervious surface, building coverage slope disturbance may also be necessary. My comments only apply to zoning and may be incomplete. Other City departments are may have additional comments and requirements.

I would also require any official submittal to address the comments below (for a complete review):

- The plan only calls out 15-25% slopes and 25%+ slopes; there is no note specifically excluding 35% slope areas.
- Your engineer should prepare a mature tree inventory.
- Your engineer should prepare impervious surface inventory and calculation. ZO section 1316,01(c)(1) will limit you to 10% impervious coverage, and the City Engineer's office will need to approve your proposed method of establishing a "porous paving".
- Your engineer should do a building coverage calculation.
- My recollection is that you previously suggested constructing the building on piers; one or two elevation drawings would be helpful if this is still the intent..
- Your engineer should prepare a table specifying the total of each category of steep slopes on the site, as well as calculating the total disturbance of each category

If you would like to discuss this further, Craig and I are available next Wednesday at 10:00 a.m.

Kind Regards,



David Taylor
Zoning Officer, City of Bethlehem
Zoning Map
Zoning Ordinance
Permit Applications & Forms