



SITE ADDRESS: 1423 Maple Street, Bethlehem, PA

Office Use Only:

DATE SUBMITTED: _____ HEARING DATE: _____

PLACARD: _____ FEE: _____

ZONING CLASSIFICATION: _____ LOT SIZE: _____

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

1. Return one (1) original and eight (8) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM on the 4th Wednesday of the month. The hearing will be held on the 4th Wednesday of the next month.
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	Indigo Investments, LLC
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	Indigo Investments, LLC
Address	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]
ATTORNEY (if applicable):	
Name	Victor E. Scomillio, Esquire
Address	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

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 architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. 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
B06(4)	60	42.6	17.4
RT			

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.

N/A

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.


I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.



Applicant's Signature

7-15-25

Date



Property owner's Signature

7-15-25

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.

NARRATIVE - ZONING APPLICATION

1423 Maple Street

Variance relief Section 1306(4)RT Zoning District

60 feet minimum lot width required - 42.6 feet proposed by Applicant - variance sought 17.4 feet.

Applicant is Indigo Investments, LLC, the equitable owner of 1423 Maple Street. 1423 Maple Street, PIN N6SE3A950204 ("Property") is located in the RT High Density Residential Zoning District in the City of Bethlehem, Northampton County, Pennsylvania.

The Property is currently 12,016 square feet and contains an existing home and two car garage. Applicant is seeking subdivision of the Property as set forth in the draft Preliminary/Final Plan and Sketch Plan attached to this narrative as Exhibit 1. Applicant is seeking to subdivide the Property and construct a two-story two unit two family detached dwelling.

In the proposed Subdivision, the proposed two-story two unit building designated in Lot 2. Lot 1 will contain the existing dwelling and structures. No zoning relief is needed for Lot 1 as it will maintain minimum lot size, minimum lot width, and minimum front side and rear setbacks. Lot 1 will be below the maximum building coverage and will be above the minimum lot area per dwelling unit.

Exhibit 2 shows the natural topography of the property showing the division of the lots is consistent with the natural topography of the property.

Lot 2 as proposed will meet or exceed minimum lot size, will meet or exceed all minimum front side and rear yard setbacks, will be below the maximum building coverage, and will exceed the minimum lot area per dwelling unit.

The sole variance requested is the dimensional variance for the lot width. The minimum lot width in the RT Zoning District is 60 feet. Applicant is proposing 42.6 feet. Therefore, Applicant needs a variance of 17.4 feet.

Applicant is proposing construction of the residential home as depicted in its rendering, and attached to this narrative as Exhibit 3.

Currently, the Property sits with the structure and dwelling on the proposed Lot 1 and Lot 2 appears to be a vacant

empty lot next to the current building. The proposed Lot 2 will be able to accommodate the proposed house and will form to the character and quality of the neighborhood as can be observed from Exhibit 2, right across the street from the proposal are houses on similarly situated lots. For example, 1422, 1424 and 1426 Maple Street has a frontage of 25 feet. 1428 Maple Street has land with a lot width of 35 feet. 1418 Maple Street has a lot width of 50 feet. 1415 Maple Street has a lot width of 40 feet. 1427 has a lot width of 50 feet. Therefore, the proposed variance is not out of character of the surrounding neighborhood.

The proposed variance is the minimum variance relief necessary to accommodate the residential unit and it permits Lot 1 to remain without any variance relief and all other zoning and dimensional relief is satisfied in the proposed design.

The proposal permits the accommodation of four (4) parking spots in the rear of the proposed house to accommodate parking and relieve the parking stress from Maple Street.

The dimensions and configurations of the lot do not permit the even division of the land to provide for two (2) compliant lots. Applicant has the ability to with the current dimensions of the lot to tear down the current structure and build a multi-family dwelling unit, more than two and a half stories as a permitted use without any zoning relief needed. Applicant submits this requested variance allows for use of the land in conformity with the neighborhood in contrast to other permitted uses, such as a larger multifamily building, which would disturb the character of the surrounding properties. Applicant submits and asserts the proposed subdivision and construction of two unit building is compatible with the neighborhood and surrounding homes and lot sizes.

The dimensional relief is reasonable and appropriate as set forth under the Hertzberg decision.

EXHIBIT 1

SUBDIVISION & LAND DEVELOPMENT LOCATED IN THE
 CITY OF BETHLEHEM
 WARD 15 BLOCK 2
 NORTHAMPTON COUNTY
 COMMONWEALTH OF PENNSYLVANIA

INVOLVING PARCEL LOCATED AT
 1423 MAPLE STREET

1423 MAPLE STREET

PRELIMINARY/FINAL PLAN

SITE DATA

OWNER: [Name]

CONTACT NUMBER: 212-237-2373

PROJECT NO.: 212-237-2373

DATE: 12/15/2012

NUMBER OF LOTS: 2

LEGAL: [Description]

LOCAL FEES OF NEW STREETS: \$11,400.00

WATER SUPPLY: - IMPROVED PUBLIC

SEWER: - IMPROVED PUBLIC

ZONING DATA

GENERAL ZONING: R1

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 40 FT

MINIMUM YARD: 10 FT

MAX. BUILDING HEIGHT: 35 FT

MAX. LOT AREA: 100,000 SQ FT

MIN. LOT AREA: 10,000 SQ FT

MIN. FRONT YARD: 10 FT

MIN. SIDE YARD: 5 FT

MIN. REAR YARD: 10 FT

MIN. SETBACK: 5 FT

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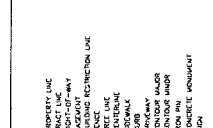
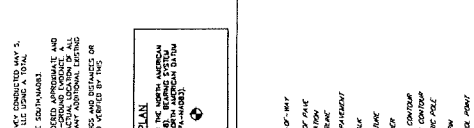
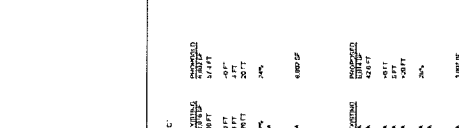
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PLANNING COMMISSION APPROVAL

APPROVED: [Date]

APPROVED: [Date]

APPROVED: [Date]

APPROVED: [Date]

RECORD

RECORD: [Date]

RECORD: [Date]

RECORD: [Date]

RECORD: [Date]

PROJECT LOCATION

CITY OF BETHLEHEM
 WARD 15 BLOCK 2
 NORTHAMPTON COUNTY
 PENNSYLVANIA

PROJECT NO. 2331

SCALE 1" = 20'

DATE 2/10/2012

DRAWN BY [Name]

CHECKED BY [Name]

DATE [Date]

REVISION 1 of 6

BLACK FERRIS ENGINEERING, LLC

1803 MAIN STREET
 METZGER, PA 18051

DATE: 12/15/2012

PROJECT NO: 2331

SCALE: 1" = 20'

DATE: 2/10/2012

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

REVISION: 1 of 6

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EXHIBIT 2

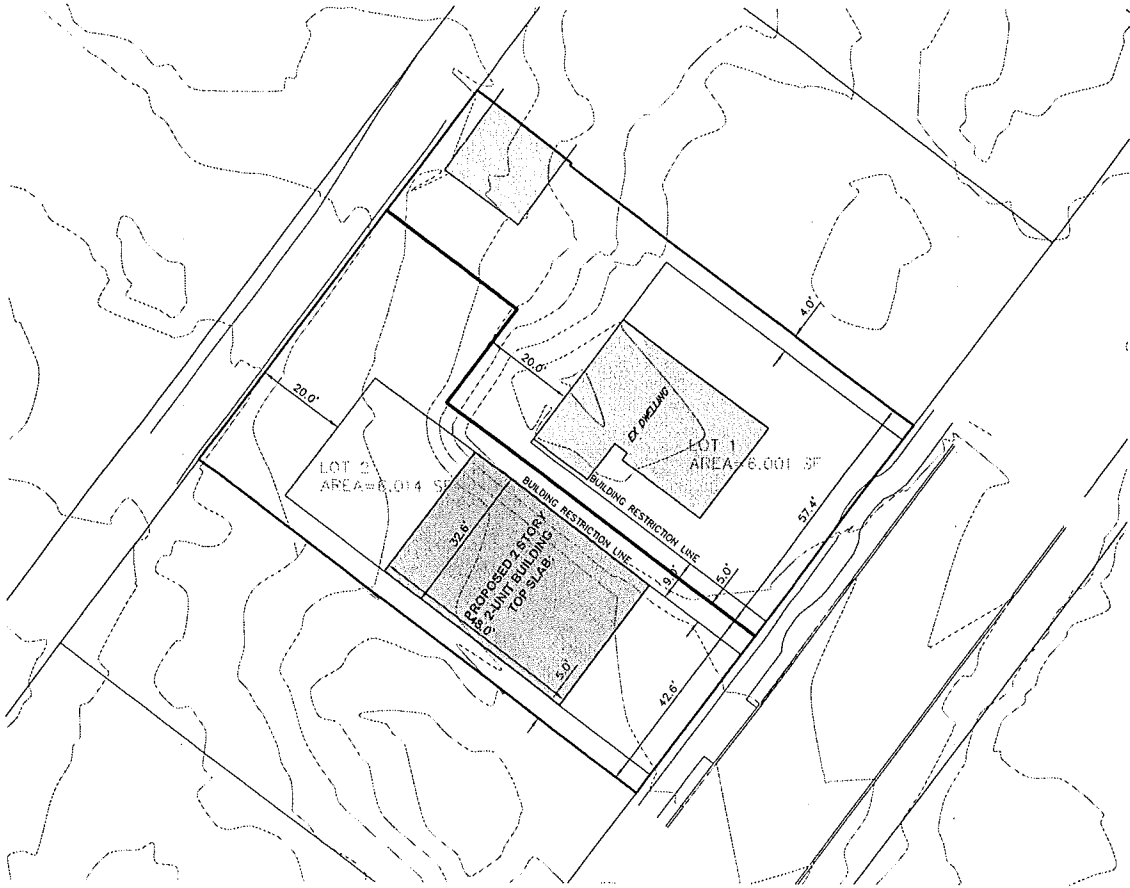
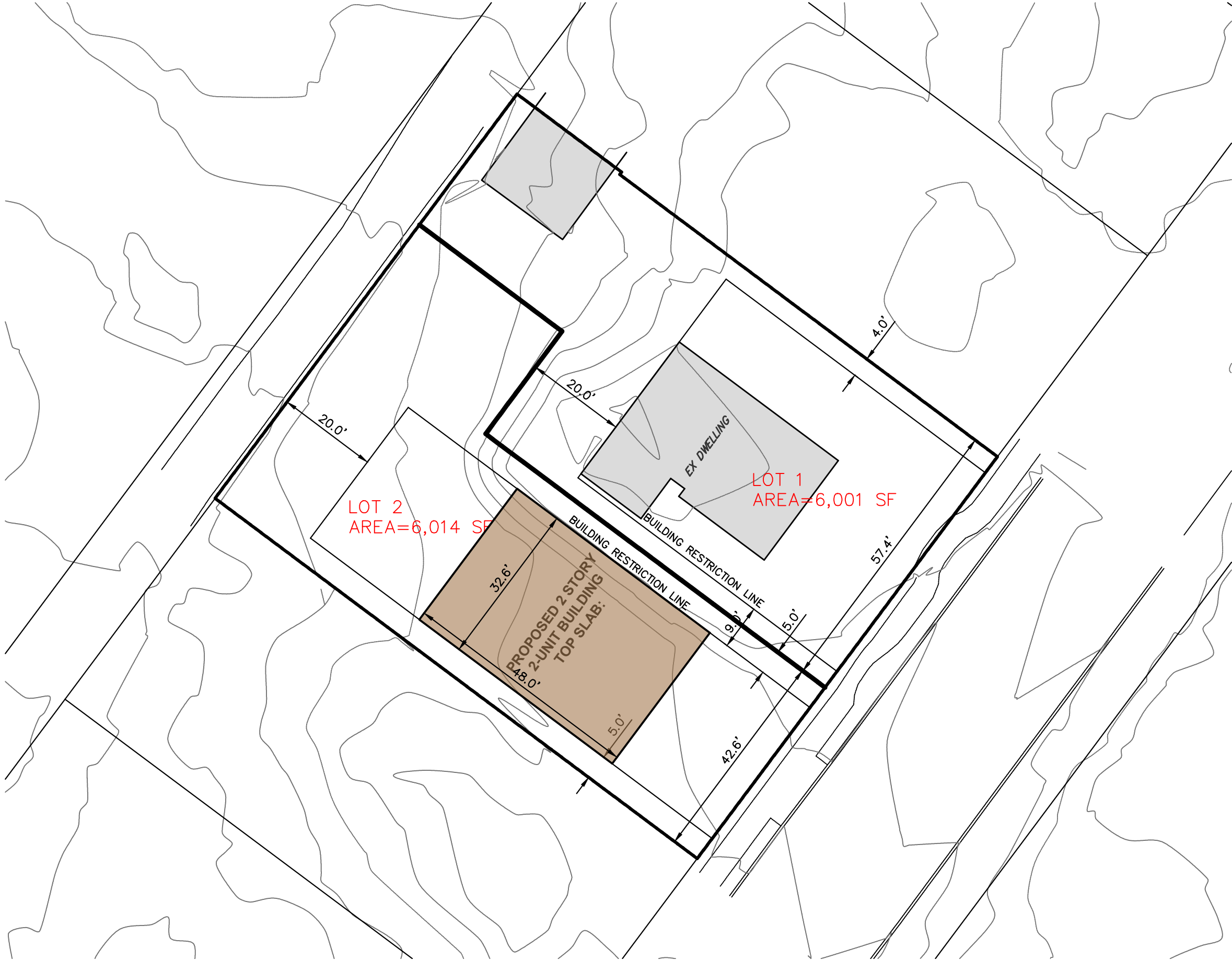


EXHIBIT 3





LOT 2
AREA=6,014 SF

LOT 1
AREA=6,001 SF

PROPOSED 2 STORY
2-UNIT BUILDING
TOP SLAB:
48.0'

EX DWELLING

BUILDING RESTRICTION LINE

BUILDING RESTRICTION LINE

20.0'

20.0'

4.0'

57.4'

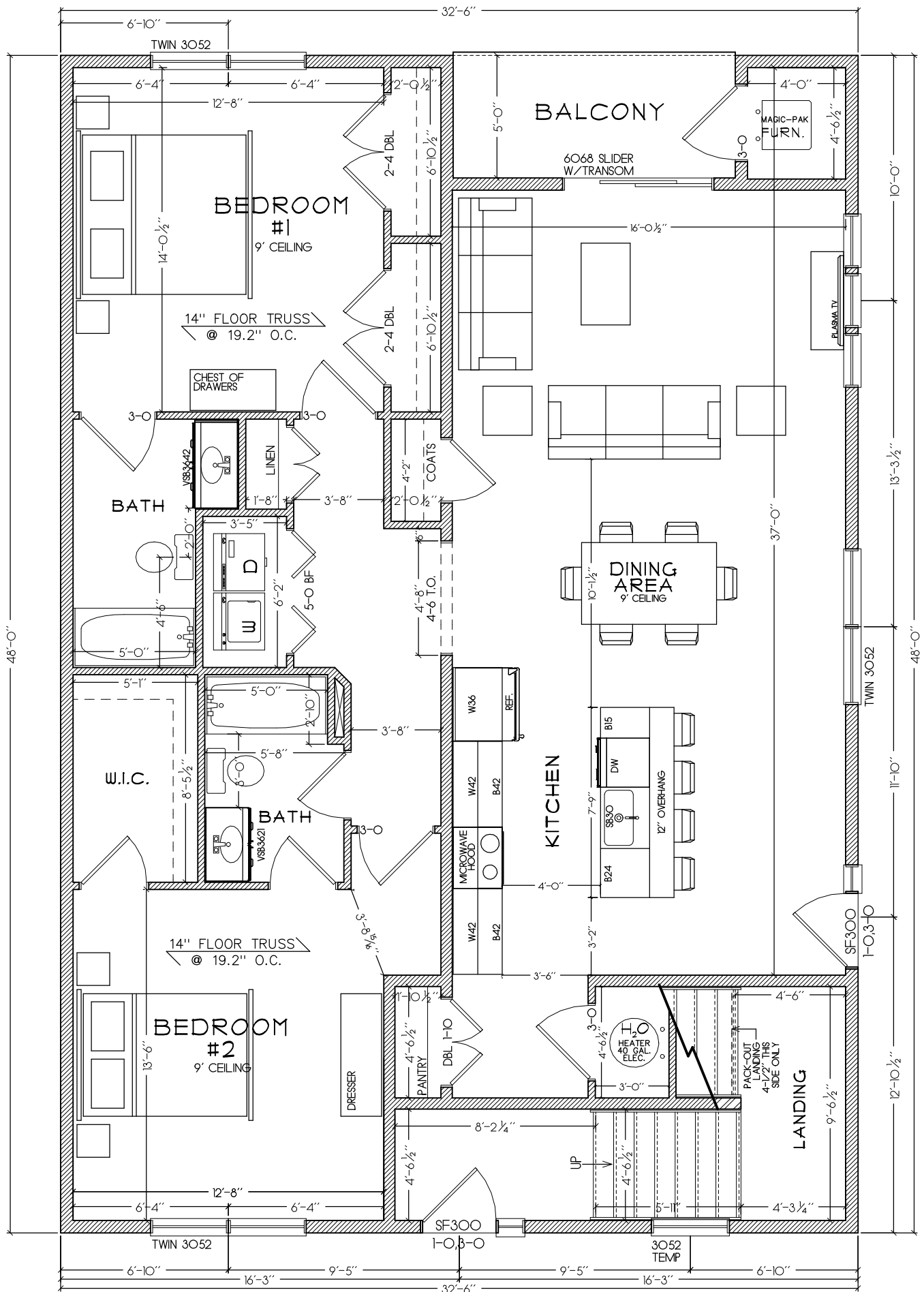
32.6'

5.0'

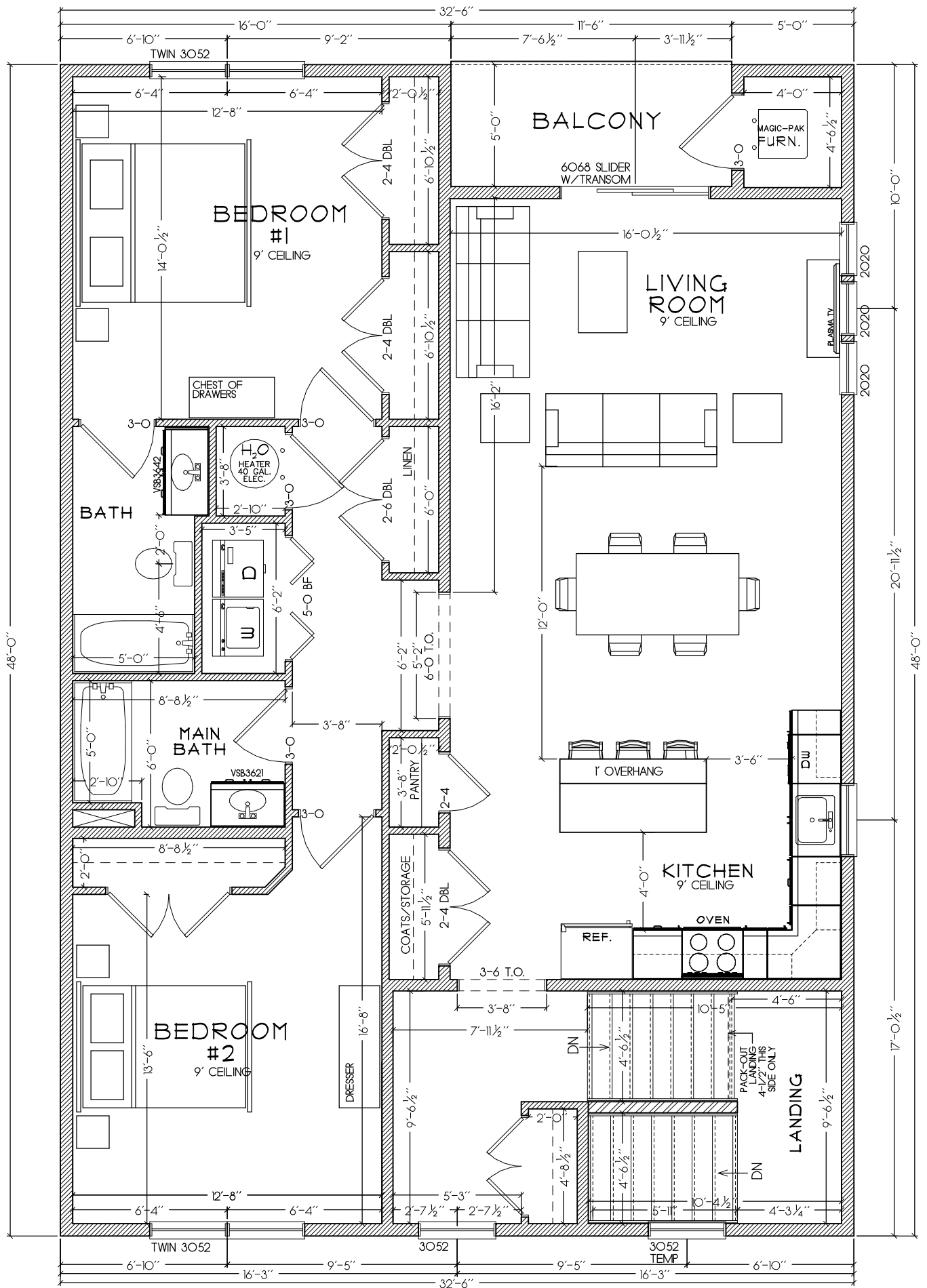
42.6'

5.0'

9.2'



FIRST FLOOR PLAN = 1,370 S.F.



SECOND FLOOR PLAN = 1,502 S.F.



1428
35'

1426
25'

1424
25'

1422
25'

SITE DATA

EQUITABLE OWNER/OWNER: ...
 CONTACT NUMBER: 239.272.3173
 PARID: N6SE3A 9 5
 DEED BOOK/PAGE: 801 000070
 ADDRESS: 1423 MAPLE STREET
 AREA: 12,016 SF (0.2758)
 NUMBER OF LOTS -
 EXISTING: 1
 PROPOSED: 2
 LINEAL FEET OF NEW STREETS - 0 L.F.
 WATER SUPPLY - PROPOSED PUBLIC
 SEWER - PROPOSED PUBLIC

ZONING DATA

ZONING DISTRICT: RT HIGH DENSITY DISTRICT			
(SINGLE FAMILY DETACHED)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE:	4,000 SF	12,016 SF	6,002 SF
MINIMUM LOT WIDTH:	40 FT	100 FT	57.4 FT
MINIMUM YARDS:	FRONT: 0 FT	>0 FT	>0 FT
	SIDE: 4 FT	>4 FT	4 FT
	REAR: 20 FT	>20 FT	20 FT
MAX. BUILDING COVERAGE:	80%	12%	24%
	MAX. BUILDING HEIGHT:	2.5 STR.(35')	NA
MIN LOT AREA PER DWELLING UNIT:	4,000 SF	NA	6,002 SF
(TWO-FAMILY DETACHED)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE:	6,000 SF	NA	6,014 SF
MINIMUM LOT WIDTH:	60 FT	NA	42.6 FT
MINIMUM YARDS:	FRONT: 0 FT	NA	>0 FT
	SIDE: 4 FT	NA	5 FT
	REAR: 20 FT	NA	>20 FT
MAX. BUILDING COVERAGE:	80%	NA	26%
	MAX. BUILDING HEIGHT:	2.5 STR.(35')	NA
MIN LOT AREA PER DWELLING UNIT:	3,000 SF	NA	3,007 SF

SURVEY NOTES:
 1. THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED MAY 5, 2025 BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION AND GPS RTK UNIT.
 2. BEARINGS BASED ON PA STATE PLANE SOUTH,NAD83.
 3. ELEVATIONS BASED ON NAVD83.
 4. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND HAVE BEEN BASED ON VISIBLE ABOVE-GROUND EVIDENCE. A CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN AND ANY ADDITIONAL EXISTING UTILITIES NOT SHOWN ON THIS PLAN.
 5. BOUNDARY LINES SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION HAVE BEEN FIELD VERIFIED BY THIS SURVEY.

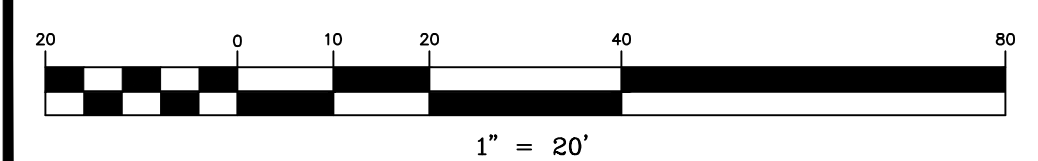
BENCHMARK FOR THIS PLAN
 VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BEARING SYSTEM BASED UPON THE PENNSYLVANIA NORTH AMERICAN DATUM OF 1983, SOUTH ZONE, US FOOT (PA-NAD83).
 1. EXISTING IRON PIPE=351.65

Legend

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF PAVE
	EXISTING VEGETATION
	EXISTING CENTERLINE
	EXISTING ROAD PAVEMENT
	EXISTING SIDEWALK
	EXISTING STRUCTURE
	EXISTING ADJOINER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING ELECTRIC POLE
	EXISTING IRON PIN
	EXISTING CONTROL POINT
	EXISTING TEST PIT/PROBE

Legend

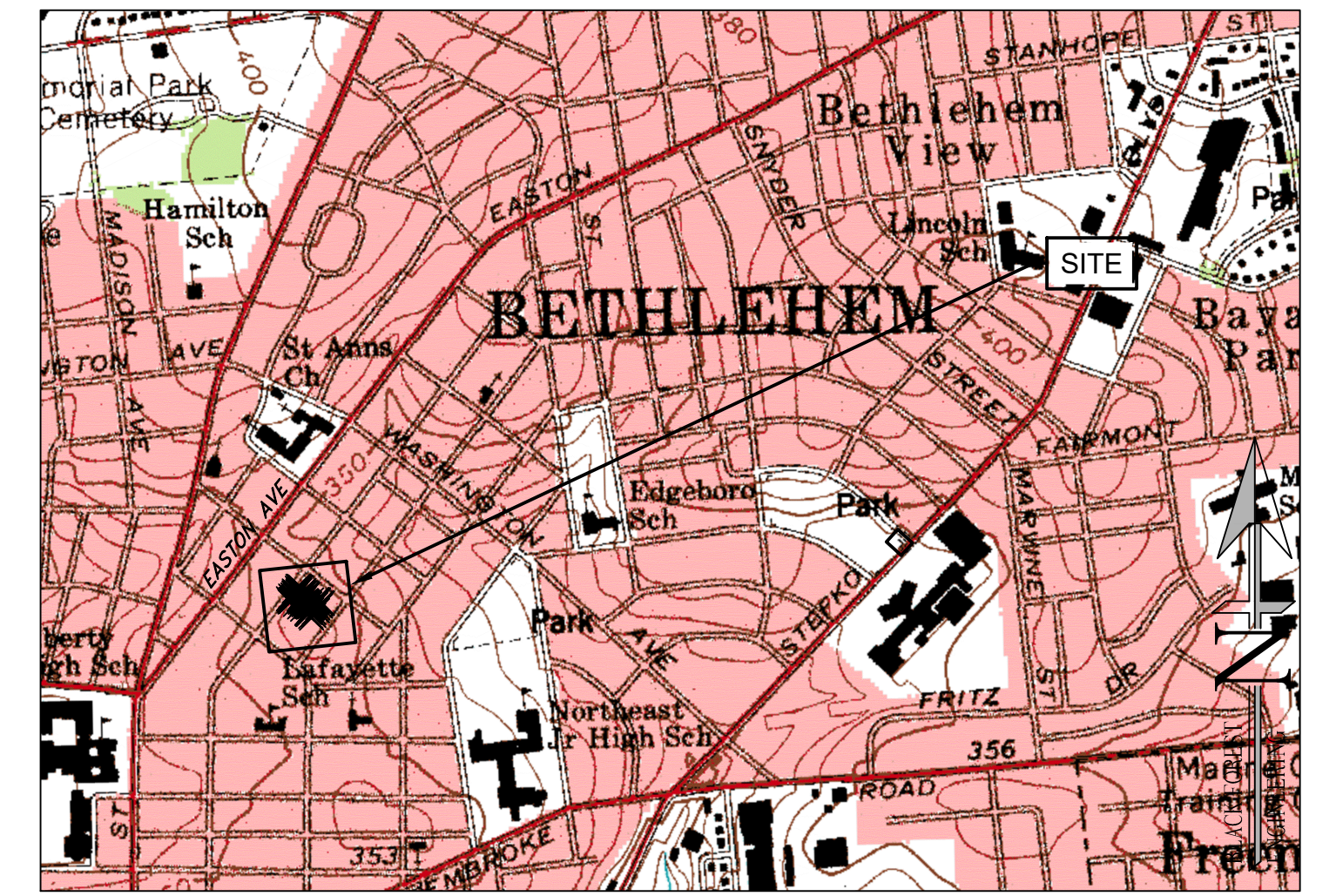
	PROP. PROPERTY LINE
	PROP. TRACT LINE
	PROP. RIGHT-OF-WAY
	PROP. EASEMENT
	PROP. BUILDING RESTRICTION LINE
	PROP. FENCE
	PROP. TREE LINE
	PROP. CENTERLINE
	PROP. SIDEWALK
	PROP. CURB
	PROP. DRIVEWAY
	PROP. CONTOUR MAJOR
	PROP. CONTOUR MINOR
	PROP. IRON PIN
	PROP. CONCRETE MONUMENT
	PROP. SIGN
	PROP. TREE
	PROP. BENCHMARK
	PROP. BUILDING/STRUCTURE
	PROP. DRIVEWAY



**SUBDIVISION & LAND DEVELOPMENT LOCATED IN THE
 CITY OF BETHLEHEM
 WARD 15 BLOCK 2
 NORTHAMPTON COUNTY
 COMMONWEALTH OF PENNSYLVANIA**

INVOLVING PARCEL LOCATED AT
 1423 MAPLE STREET

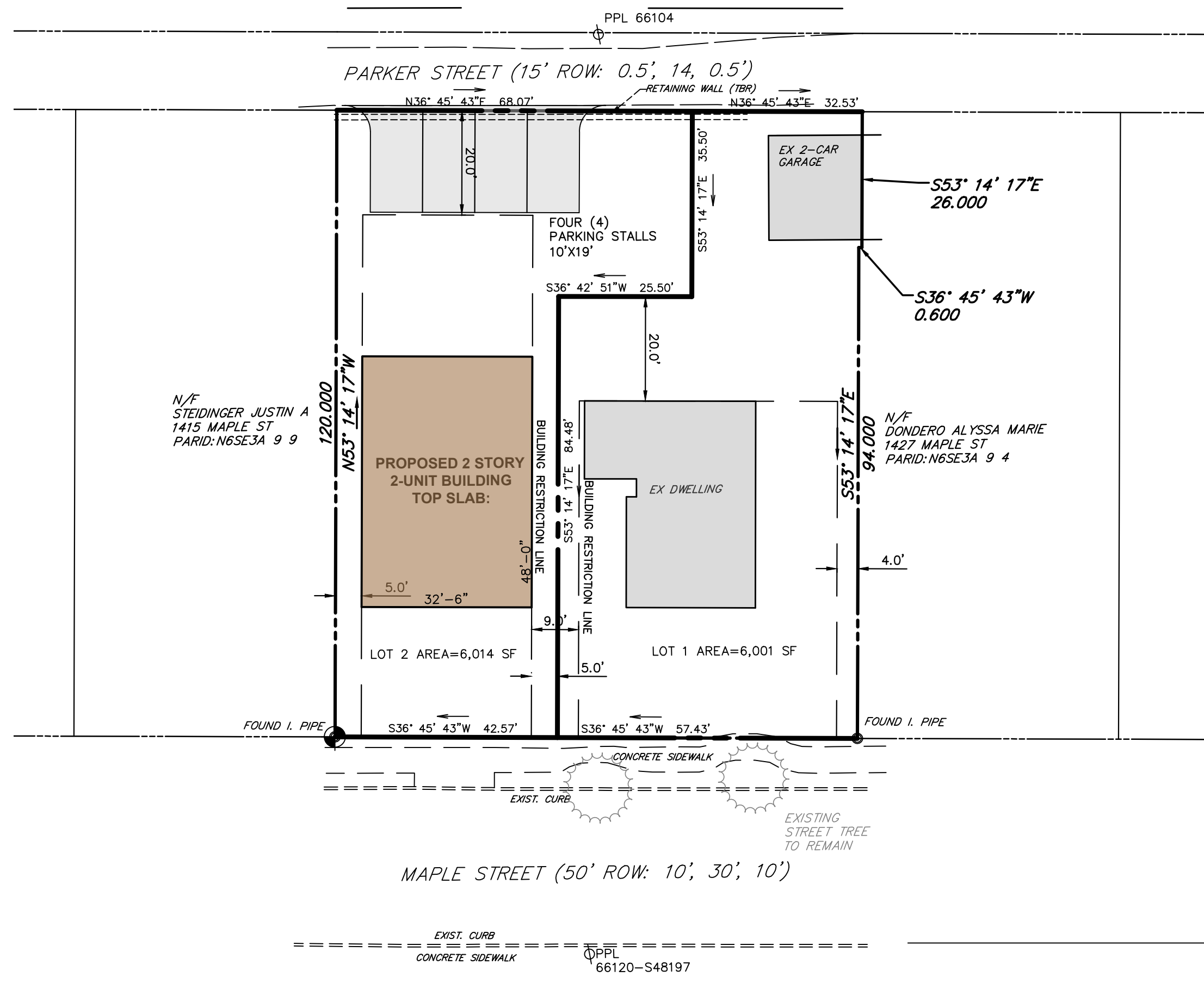
**1423 MAPLE STREET
 PRELIMINARY/FINAL PLAN**



LOCATION MAP
 USGS NAZARETH QUADRANGLE
 SCALE: 1"=1000'

PLAN INTENT

THE APPLICANT WISHES TO SUBDIVIDE THE PROPERTY INTO TWO (2) LOTS, KEEPING THE EXISTING SINGLE-FAMILY DWELLING ON LOT 1 AND CONSTRUCTING A TWO-FAMILY DETACHED DWELLING WITH ASSOCIATED OFFSTREET PARKING AND UTILITIES ON PROPOSED LOT 2.



SIGNATURE BLOCKS

CERTIFICATION OF OWNERSHIP
 I (WE) THE OWNER(S) OF _____ BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I (WE) AM (ARE) THE SOLE OWNER(S) OF THE ABOVE PROPERTY IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.
 SIGNATURE OF OWNER _____ PRINTED NAME OF OWNER _____

NOTARIZATION
 SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY
 OF _____ A.D.
 (LEGIBLE IMPRESSION OF NOTARY SEAL)
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL
 THE WITHIN PLOT OR PLAN OF LAND LOCATED IN BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA, WAS APPROVED BY THE BETHLEHEM CITY PLANNING COMMISSION.
 CHAIRMAN _____ DATE _____
 PLANNING DIRECTOR _____ DATE _____

ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.
 JOSEPH EDWARD RENTKO
 REGISTRATION NO. PE085609

PROOF OF RECORDING
 PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON COUNTY.
 PENNSYLVANIA, UNDER DOCKET ID # _____
 ON THE _____ DAY OF _____, 20_____
 WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____
 RECORDER OF DEEDS
 WITNESS: _____

L.V.P.C. REVIEW
 REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION
 PLANNING _____ DATE _____

B F E
 BLACK FOREST ENGINEERING, LLC
 1903 MAIN STREET
 NORTHAMPTON, PA 18067

THIS DOCUMENT IS THE PROPERTY OF BLACK FOREST ENGINEERING, LLC. ANY USE OF A COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN AN ORIGINAL SEAL AND SIGNATURE IS STRICTLY PROHIBITED. THIS DOCUMENT IS NOT PUBLISHED AND ALL RIGHTS ARE RESERVED BY BLACK FOREST ENGINEERING, LLC. THIS PLAN HAS BEEN SEALED WITH A RED INK SEAL AND SIGNATURE. IF NEITHER APPEARS ON THIS PLAN, POSSIBLE REPRODUCTIONS OR ALTERATIONS MAY HAVE BEEN MADE WITHOUT THE APPROVAL OR KNOWLEDGE OF THE SIGNATORY.

SEAL: _____

REV.	DESCRIPTION:	BY	DATE

PROJECT TITLE:
1423 MAPLE STREET

EQUITABLE OWNER:

PROJECT LOCATION:
 CITY OF BETHLEHEM
 WARD 15 BLOCK 2
 NORTHAMPTON COUNTY
 PENNSYLVANIA

PLAN TITLE:
RECORD

SCALE:	DATE:	DRAWN:	CHECKED:
1"=20'	5/10/25	KTH/JER	JER

PROJECT NO.	DRAWING NO.	REVISION:
2331	1 OF 6	00

PARKING REQUIREMENT

VEHICLE:
 2 SPACES PER DWELLING
 3 UNITS x 2 = 6 SPACES REQ'D (6 PROVIDED)





