ZHB Application Number_____

SITE ADDRESS:____723 12th Ave., Bethlehem, PA 18018_____

Office Use Only:

DATE SUBMITTED: 10/21/2026 HEARING DATE:_____

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 _____

X Variance from the City of Bethlehem Zoning Ordinance

☐ Special Exception permitted under the City Zoning Ordinance

☐ Other:_____

SECTION 1

APPLICANT: Name **Dzulzada Nisic**
Address 723 12th Ave., Bethlehem, PA 18018
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
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
ZO §1306.01(a)2	8 feet	5 feet	ZO §1323.04(c)

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.

Proposed addition is to enclose the existing concrete patio that predates the enactment ZO §1306.01(a)2 of the current 8-foot setback. Currently the existing patio and dwelling has a legal non-conforming setback of 5 feet ZO §1323.04(c), and the improvements will keep the same home's footprint.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable:_____

_____

_____

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

_____

_____

NARRATIVE

October 19, 2026

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.

Dzulrachu Vitic — October 20, 2026

Applicant's Signature — Date

Dzulrachu Vitic — October 20, 2026

Property owner's Signature — 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.