

The below Zoning Ordinance sections require that once your porch is enclosed, it is required to meet the side yard setback of 15' from the ROW of Sycamore Street. Based upon my review the existing unenclosed structure is only 12' from the ROW.

Unenclosed porches and enclosed spaces are regulated differently; once the (roofed porch) space is enclosed the space must meet the requirements for the principal dwelling.

Zoning Ordinance section 1318.18 dictates that triangular lots shall not have a rear yard; consequently, the frontage along Sycamore Street is regulated as a 'side yard'.

Zoning Ordinance section 1318.07 requires "the minimum side yard adjacent to a street shall equal the required front yard [25'] of the most restrictive district within the same side of the same block and fronting on the side street, except for a principal building in a residential district where the width of the side yard adjacent to the street may be 15 feet."

In accordance with Article 1325 of the City of Bethlehem Zoning Ordinance, you have the right to appeal to the Zoning Hearing Board; you may appeal for a variance to Zoning Ordinance requirements, or you may appeal the interpretation of the Zoning Officer. In order to submit an application, you may download the form from:

https://www.bethlehem-pa.gov/CityOfBethlehem/media/DCED-Media-Library/PlanningZoning/Forms/Application_Zoning_Hearing_Board_Appeal.pdf, or you may pick up a printed copy at the Planning and Zoning office at City Hall.

You are required to submit a total of ten (10) application packages; a single application consist of, at a minimum, a completed application, a site plan and any other exhibits you feel support your request. Applications must be submitted in person or via a parcel delivery service (USPS, Fed Ex, UPS, etc.); the city does not accept Land Use applications via E-Mail. Submittals must be accompanied by an Application Fee; as February 2025, this fee was \$500.00 (or \$250.00 for a dimensional variance for an owner-occupied single-family dwelling).