SITE ADDRESS: 817 HAYES STREET

Office Use Only:
DATE SUBMITTED: 10/5/2026 HEARING DATE: 11/18/2026

PLACARD: FEE: $500.00

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	JOSEPH BIONDO
Address	[redacted]
Phone:	
Email:	

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 N.A
Address
Phone:
Email:
ATTORNEY (if applicable): N A
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 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
1316.01(c)(1)	4 ACRES	LOT SIZE IS 5600 SF.	RELIEF STEEP SLOPE AR

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.

_____

_____

_____

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

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.
STEEP SLOPE REQUIREMENT IS EXCESSIVE AND WOULD MAKE THIS SITE AND MOST OF SOUTHSIDE BETHLEHEM UNBUILDABLE.

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.

_____ 10-5-26

Applicant's Signature Date

_____ 10-5-26

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.