SITE ADDRESS: 1825 BUDD AVENUE

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	Jama Properties, LLC
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 **same as Applicant**
Address
Phone:
Email:
ATTORNEY (if applicable):
Name **James F. Preston, Esquire**
Address [redacted]
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
Section 1306.01(a)(3)	6,500 single family	3,211 sq.ft.	3,289 sq.ft.
Section 1306.01(a)(3)	4,000 twin	3,2111 sq.ft.	789 sq.ft.

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.

Section 1306.01(a)(3) Applicant seeks relief from the Lot Area per Dwelling Unit regulations in the R.G. Zone.

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.

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 — Date: 10/16/26

same as Applicant

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.

In Re: Appeal of Jama Properties, LLC
Property: 1825 Budd Avenue, Bethlehem, PA
Date: October 16, 2026

PROJECT NARRATIVE

Applicant owns two adjoining lots in an R.G. Zoning District with street addresses at 1819 Budd Avenue and 1825 Budd Avenue. Applicant proposes to develop both lots in accordance with the plan included with this Application; however dimensional relief is required for the property at 1825 Budd Avenue. Applicant believes that the development shown on the plans allows for the reasonable use of both properties in a manner consistent with the surrounding neighborhood.