

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING  
Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting

**City Hall (Rotunda)**

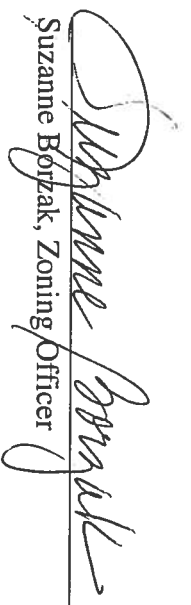
10 E. Church Street, Bethlehem, PA, on  
**Wednesday, December 20, 2017 @ 6 PM**  
for the purpose of hearing the following appeals.  
**APPLICANT MUST APPEAR AT THE MEETING**

1. 612 Cherokee Street  
Appeal of Emad Eid for a Dimensional Variance for maximum building coverage for the existing addition to the single family dwelling. Maximum permitted: 35%; existing: 50%; proposed: 50%.  
Record Lot: 26' X 100' RT - Residential Zoning District

2. 117 E. Elizabeth Avenue  
Appeal of Linda Villani for a Dimensional Variance for the rear setback. The applicant is proposing to demolish the front half-twin and convert the detached garage into a single family dwelling. Required rear setback: 20'; existing: 0.67'; proposed: 0.67'.  
Record Lot: 22.5' X 169' irr. RT - Residential Zoning District

3. 258 E. Market Street - **ENFORCEMENT NOTICES WITHDRAWN BY CITY**  
~~Appeal of 258 E. Market Street, LLC from the three Enforcement Notices sent by the Zoning Officer for the use of the premises as either a Bed & Breakfast, a Boarding/Rooming House and/or a Hotel.~~  
Record Lot: 50' X 180' RT - Residential Zoning District

4. 265 E. Market Street - **ENFORCEMENT NOTICES WITHDRAWN BY CITY**  
~~Appeal of 265 E. Market Street, LLC from the three Enforcement Notices sent by the Zoning Officer for the use of the premises as either a Bed & Breakfast, a Boarding/Rooming House and/or a Hotel.~~  
Record Lot: 60' X 133' RT - Residential Zoning District

  
Suzanne Bozjak, Zoning Officer



SITE ADDRESS: 612 Cherokee Street

Office Use Only:

DATE SUBMITTED: HEARING DATE: 12/20/17

PLACARD: FEE: \$250.00

ZONING CLASSIFICATION: RT LOT SIZE: 26'x100'

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

1. Return one (1) original and seven (7) 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 4 PM THE LAST WEDNESDAY OF THE MONTH FOR THE NEXT MONTH'S ZONING HEARING BOARD MEETING. MEETINGS ARE GENERALLY THE FOURTH WEDNESDAY OF THE MONTH. ONLY COMPLETE SUBMISSIONS WILL BE ADDED TO THE AGENDA FOR HEARING.

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:

Table with applicant information: Name (Emad Eid), Address (612 Cherokee Street, Bethlehem PA 18015), 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

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
<u>1306.01.A.4</u>	<u>35% max bld cov</u>	<u>50%</u>	<u>15%</u>
	<u>Existing 50%</u>		

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.

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

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

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**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.

  
Applicant's Signature

12/4/2017  
Date

\_\_\_\_\_  
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.**

612 Cherokee Street

The previous owner appeared in front of the zoning board after he constructed an addition to use the property as a two unit apartment building. He requested dimensional variances and the appeal was denied.

Nothing has happened with the property until March, 2017, when the City declared the property "Blighted".

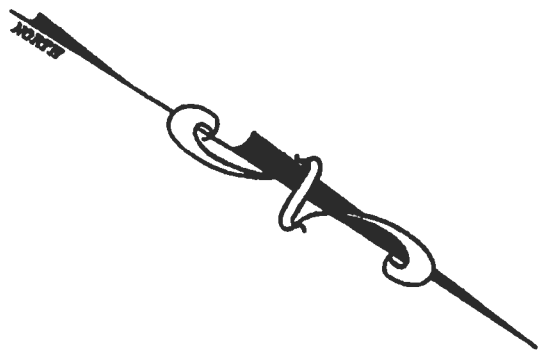
In October, 2017, I purchased the property in Northampton County through a tax sale.

I was informed of the problems with the property and have submitted construction drawings to eliminate these problems:

1. The previous owner wanted to use the property as a two unit rental. I want to use it as a single family dwelling.
2. The previous owner constructed a three story building. I am re-constructing the building to make it a two story, which is permitted.

The original zoning ordinance allowed a maximum 50% building coverage. At the time of the construction, the previous owner met this requirement. However, the ordinance changed and the maximum building coverage is now 35%.

I am requesting a variance to the maximum building coverage in order to complete the construction of a single family dwelling and have my family live on the property.



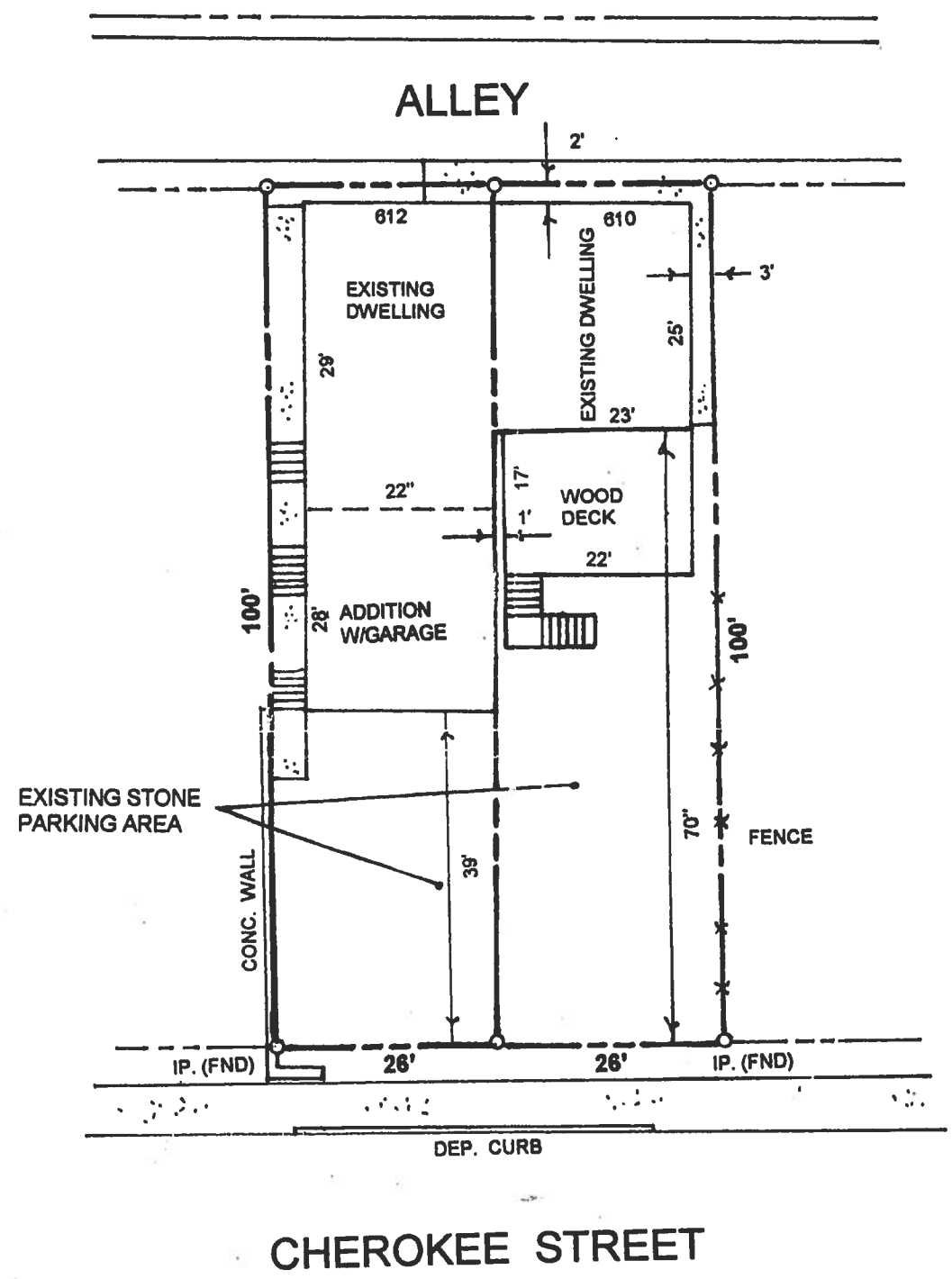
**SITE DATA**

RECORD OWNER..... STARVOS S. KIPRIZLIS  
 PROPERTY ADDRESS..... 610 - 612 CHEROKEE ST.  
 LAND USE ..... SINGLE FAMILY SEMI DETACHED (TWIN)  
 PARCEL ID. .... P8SW2C 6 4 & 5..... 0204  
 LOT AREA..... 2,600 S. F.  
 ZONING DISTRICT..... RM

**MINIMUM LOT AREA REQUIREMENTS**

SINGLE FAMILY SEMI DETACHED (TWIN)  
 MIN. LOT AREA..... 2,600 S.F.  
 FRONT YARD..... 0' FT.  
 REAR YARD..... 35' FT.  
 SIDE YARD ..... 4' FT.

MAXIMUM BUILDING COVERAGE..... 50%  
 # 612..... 50 %  
 # 610..... 22.11 %



**GRAPHIC SCALE**



( IN FEET )  
 1 INCH = 20' FT.



PROJECT NO. 00435-07	SHEET NAME <b>PLAN OF PROPERTY FOR STAVROS KIPRIZLIS</b> 18 E. UNOIN ST. BETHLEHEM PA. 18018	PROJECT NAME <b>610-612 CHEROKEE STREET BETHLEHEM PENNSYLVANIA</b>	SHEET NO. 1 OF 1
DATE DEC. 10, 2007-12-11			
SCALE 1" = 20' FT.			



SITE ADDRESS: 117 E. Elyahm Ave

Office Use Only: \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_

PLACARD: \_\_\_\_\_ FEE: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_ LOT SIZE: \_\_\_\_\_

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- Special Exception permitted under the City Zoning Ordinance
- Other: \_\_\_\_\_

SECTION 1

APPLICANT:

Name	<u>Lisa Villasi</u>
Address	<u>3351 Stonehouse Ct</u>
Phone:	<u>Bethlehem, Pa 18017</u>
Email:	<u>[REDACTED]</u>

**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): \_\_\_\_\_

Name James J. Holwege

Address 1216 Linden St - PO Box 1409

Bethlehem Pa 18018

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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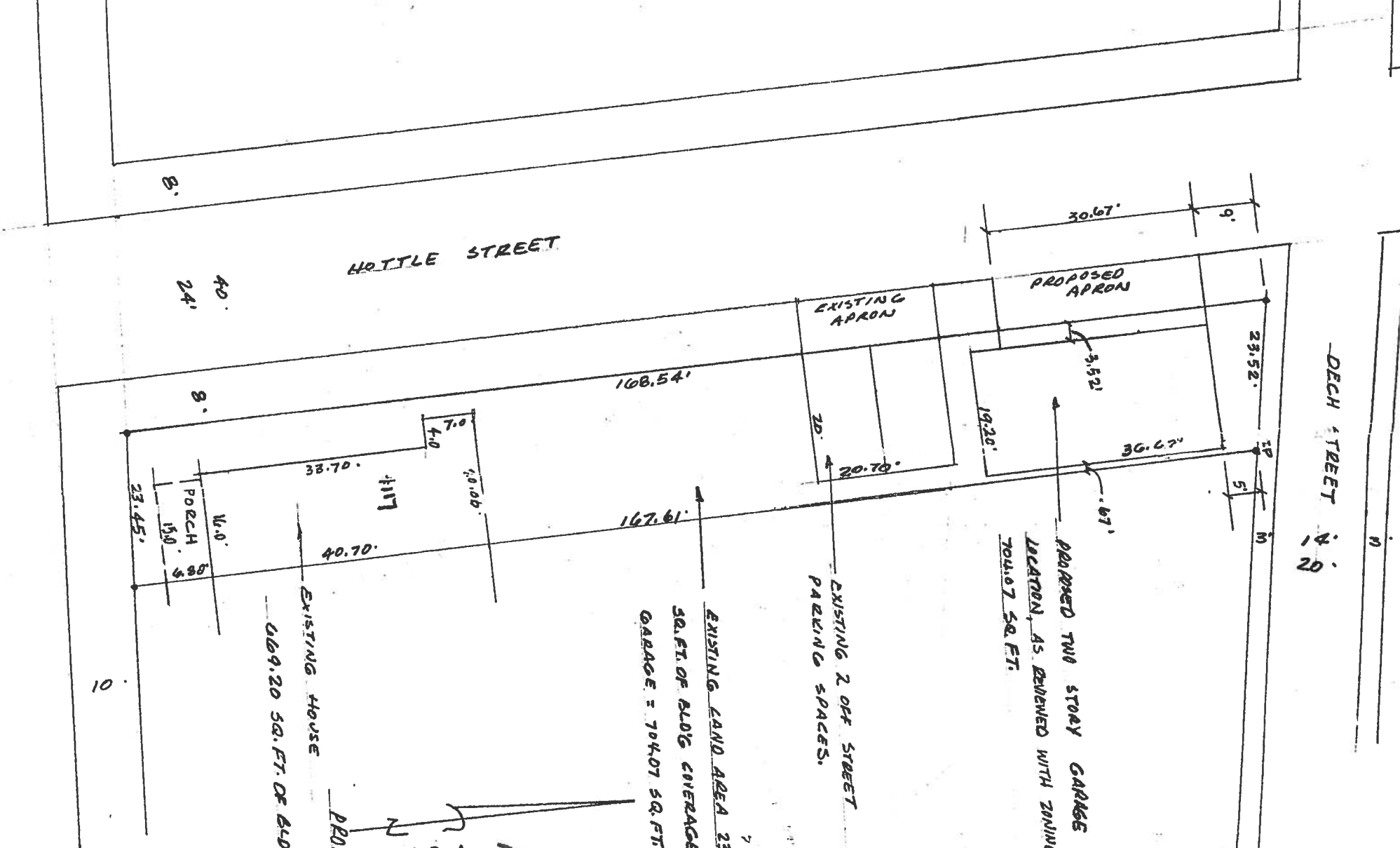
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Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
<u>1306.01(2)4</u>	<u>Rer Yd-20'</u>	<u>Rer Yd 4'</u>	<u>16'</u>
	<u>(See attached over-trial)</u>		





The subject property consisted of a single family semi-detached dwelling facing Elizabeth Avenue (Twin Home) and a detached three (3) car garage with a finished second floor facing Hottle Avenue. The single family semi-detached dwelling was the subject of a fire. Applicant intends to raze the twin home sealing off the exposed "common wall" per city standards if the Applicant can convert the detached garage to a single family detached dwelling (single home) by enclosing two of the three garage bays to add first floor living area. The existing garage meets all dimensional requirements for use as a single family detached dwelling except for the rear yard setback. Applicant believes that the elimination of the single family semi-detached dwelling and conversion of the garage will provide harmony with the neighborhood and allow the oversized garage structure to be used more appropriately.



CITY OF BETH  
 DEPARTMENT OF COMM  
 BUREAU OF IN  
 Approved: *[Signature]*  
 BUILDING INSPECTOR'S SIGNATURE  
 This approval shall not be construed  
 or set aside any of the provisions of  
 stated, implied or omitted in these

PROPOSED SITE PLAN  
 1 1/2" = 20'

EXISTING HOUSE  
 669.20 SQ. FT. OF BLDG

*MORAN*

*ATTP*

*[Signature]*