

SITE ADDRESS: 267 Bierys Bridge Rd

Office Use Only:
DATE SUBMITTED: _____

HEARING DATE: 2/28/18

PLACARD: _____

FEE: \$ 250

ZONING CLASSIFICATION: RR

LOT SIZE: .63 acres

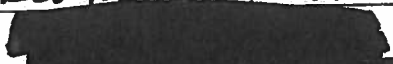

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 E. CHURCH STREET, BETHLEHEM, PA 18018

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: _____

X SECTION 1

| | |
|-------------------|---|
| APPLICANT: | |
| Name | <u>ROY A. GRUBER</u> |
| Address | <u>267 Bierys Bridge Rd</u> |
| | <u>Bethlehem PA 18017</u> |
| 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 |
| Address |
| |
| Phone: |
| Email: |
| ATTORNEY (if applicable): |
| Name |
| Address |
| |
| Phone: |
| Email: |

X 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 |
|-----------------|----------------------------|---------------------------------|-----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

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:

To establish a Major Home Occupation - Artist Studio

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

X NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

X 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.

Roy A. Grune

Applicant's Signature

1/22/2018

Date

Property owner's Signature

Date

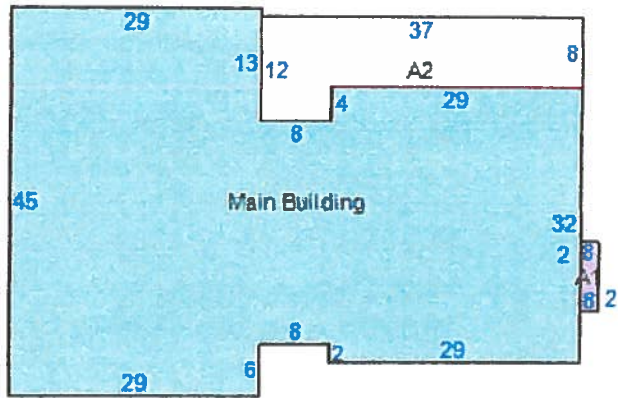
Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

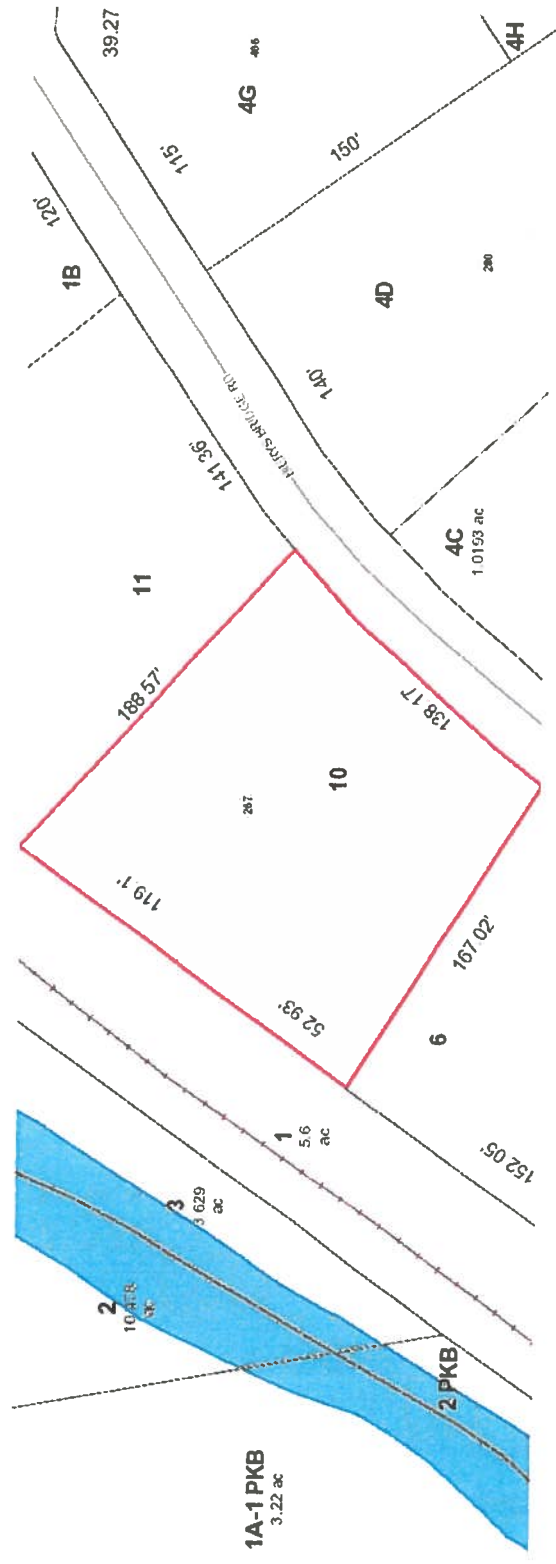
PARID: M6SE1 1 10 0204
 GRUVER ROY A,

267 BIERYS BRIDGE RD



| Item | Area |
|--|------|
| Main Building | 2441 |
| DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE | 784 |
| A1 - 16:FROVR FRAME OVERHANG | 16 |
| A2 - 31/31:WDDCK WOOD DECKS/WDDCK WOOD DECKS | 328 |

Printed on Friday, January 19, 2018, at 7:11:40 AM EST





Narrative accompanying R&R Glass Studio Special Exception Request

Both requestors are artists, specializing in kiln-formed glass. Both of us also teach this type of glass art outside of our residence. Both requestors are now retired and would like to expand their glass practice in their residence and would like to include limited instruction as well.

Permitting this use (Major Home Occupation – Artist Studio) will enhance our creative abilities and enable others to take advantage of our artistic expertise, while having no impact on the character of the neighborhood nor the quality of life of our neighbors.

R&R Glass Studio Responses to Requirements Noted in Article 1322

(z) Home Occupation (includes but is not limited to Home Offices) and Live Work Units. The following provisions shall apply to a home occupation, provided that these provisions are modified by subsection (20) below for a Live Work Unit.

- (1) Such use shall be in the main building and/or one accessory building on the lot and the total floor area of the use shall not exceed an area greater than 25 percent of the habitable floor area of the main building.

Response: use will be in an accessory building on the lot.

Total floor area of the use: **812** square feet

Total habitable floor area of the main building: **3,625** square feet

% of use area: **22.4%**

- (2) One accessory building may be used in conjunction with the home occupation use.

Response: This is the only accessory building on the property.

- (3) The residential character of the building and lot shall be preserved.

Response: The character of the main residence, the accessory building and the lot will not change. There is sufficient parking on-site to accommodate this new use.

- (4) No more than one person who does not reside within the dwelling may be employed on the premises, or use the property as a meeting place for the purpose of traveling to a work site.

Response: There are no employees. Both owners live in the main dwelling.

- (5) Signage on the property shall be regulated in accordance with Sections 1320.08(a)(9) and (12).

Response: There are no signs planned at this time. Future signage, if any, will conform with appropriate signage requirements.

- (6) If the use will include a non-resident employee, then an additional off-street parking space shall be provided, in addition to the parking for the dwelling. If

R&R Glass Studio Responses to Requirements Noted in Article 1322

the use will involve customers regularly visiting the property, then another additional off-street parking space shall be provided.

Response: The use will not include a non-resident employee. Visitors are by appointment only. There is off-street parking for 8 vehicles beyond the normal parking for the dwelling.

(7) The nature of the services rendered shall be of that type which are primarily and customarily provided to clients on an individual basis and by appointment only, or off-site. The home occupation shall not advertise regular business hours, and shall not encourage unscheduled customer visits.

Response: All client visits will be by appointment only. There are no regularly scheduled business hours.

(8) No retail sales shall be allowed on the property.

Response: This will not be a retail sales operation.

(9) Only minimum storage of supplies shall be allowed. No outside storage of supplies shall be allowed on the property. There shall be no parking of equipment or storage trailers, construction or landscaping equipment, cement mixers or other similar equipment on the property.

Response: There will be no outside storage of supplies and all equipment used in the home occupation will be located within the accessory building itself.

(10) The use shall not include a biological or other medical testing laboratory.

Response: The use does not include biological or medical testing.

(11) The use shall not require delivery by tractor-trailer trucks.

Response: The use does not require deliveries by tractor-trailer trucks.

(12) No equipment or machinery shall be permitted that produces noise, noxious odor, vibration, glare, electrical or electronic interference detectable

R&R Glass Studio Responses to Requirements Noted in Article 1322

on another property. The use shall not involve the storage or use of hazardous, flammable or explosive substances, other than types and amounts typically found on a residential property. The use shall not involve the storage or use of "toxic" or "highly hazardous" substances.

Response: The use complies.

(13) A home occupation shall not be conducted in a manner that is perceptible to other residents between the hours of 9 p.m. and 7:30 a.m.

Response: The home occupation will not be perceptible to other residents during those hours.

(14) Any tutoring or instruction shall be limited to a maximum of 3 students at a time.

Response: Instruction will be so limited.

(15) A barber, beauty shop or manicurist shall not include any non-resident employee(s).

Response: Not applicable.

(16) The main office of a medical doctor, chiropractor or dentist shall not be permitted as a home occupation. A funeral home shall not be allowed as a home occupation.

Response: Not applicable.

(17) The Zoning Hearing Board shall deny a Major Home Occupation application, or limit its intensity through conditions, if the Board determines the use would be too intense for the proposed location. In making such determination, the Board may review such things as the likely amounts of traffic, the types of deliveries needed, the types of operations involved and related nuisances, the amount of off-street and on-street parking that is available, the density of the neighborhood, whether the use would be adjacent to another dwelling, and setbacks from other dwellings.

Response: Understood.

R&R Glass Studio Responses to Requirements Noted in Article 1322

- (18) The use shall not involve manufacturing, other than of custom crafts and sewing. The use shall not involve commercial repair of motor vehicles.

Response: The use will involve the creation of visual arts and instruction in the same.

R&R Glass Studio Building



R&R Glass Studio Off-Street Parking



In front of residence



West side of residence



In front of studio building

Example of our Work

