



SITE ADDRESS: 1315 W. Rosemont Dr.

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

PLACARD: _____

FEE: \$250

ZONING CLASSIFICATION: RS

LOT SIZE: 60x100'



**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:	
Name	<u>Tina L. Brezack & Colleen P. Gilbert</u>
Address	<u>1315 W. Rosemont Dr. Bethlehem, PA 18018</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:

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. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
3. If the real estate is presently leased, attached a copy of the present lease.
4. 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
1306.01.a.2	max bldg. coverage		
	25%	28.1%	3.1%
	1500 sq. ft.	1688 sq. ft.	

Existing = 1400 sq. ft. or 23%

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:

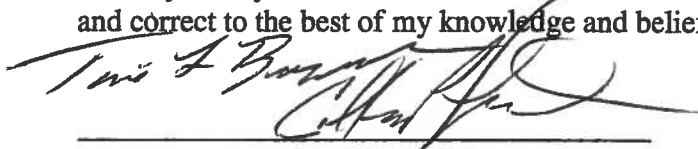
If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

NARRATIVE

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

CERTIFICATION

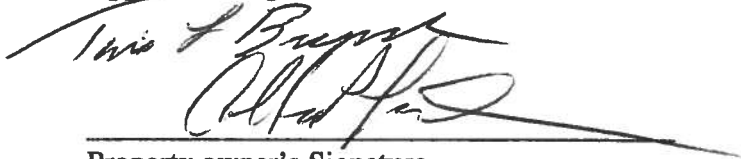
I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.



Applicant's Signature

02/20/2018

Date



Property owner's Signature

02/20/2018

Date

Received by

Date

Tina L. Brezack & Colleen P. Gilbert
1315 W. Rosemont Dr.
Bethlehem, PA 18018

Applicants propose adding a 12'x24' carport to their existing home at 1315 W Rosemont, a 60'x100' lot that totals 6,000 Sq. Ft. The buildings on the applicants' property currently cover 23% or 1400 Sq Ft. Each of the homes on the same side of the street as the applicant include a carport ranging in size from 12'x23' to 12'x36'. The maximum allowable building coverage in this area is 25%. While the proposed carport will increase the total building cover to 1688 sq. ft or 28.1% of the applicants' total lot, allowing the addition would not increase the total coverage beyond that which has been allowed in elsewhere on the applicants' street. For example, the buildings on 1309 W Rosemont, a lot that shares the 60' x100' dimensions of the applicants' lot, cover 1764 Sq. Ft. or 29.4% of the total lot. In addition, the buildings on 1333 W Rosemont, while at 51.44' x 100.95' is a smaller lot than the applicants', total 1554 Sq. Ft. or 30% of the total lot size. Each of these addresses represent 1-2% more coverage than what is proposed by the applicants. The dimensions of the proposed carport and total lot coverage as a result of the proposed project are well within the accepted practices and variances in the neighborhood and as a result will not threaten the character of the neighborhood.

The proposed carport is necessary for the reasonable use and enjoyment of the property as it provides the applicants with the same property rights enjoyed by their neighbors. In addition, the applicant has recently undergone bilateral knee replacement surgery and her doctor recommends that she avoid walking in rain, snow and ice to avoid possible slips or falls thus exacerbating her condition.

Also, we have spoken to our neighbors at 1309, 1321, 1327, 1333, 1316 W. Rosemont Dr. and they are all in agreement of us building the carport.

**LVPG ORTHOPEDICS & SPORTS MEDICINE**

1250 S. Cedar Crest Blvd.
Suite 110
Allentown, PA 18103
phone: 610-402-8900
fax: 610-402-5656

2597 Schoenersville Road
Suite 100
Bethlehem, PA 18017
phone: 484-884-5580
fax: 484-884-5594

3701 Corriera Road
Suite 15
Easton, PA 18045
phone: 484-591-7020
fax: 484-591-7021

Satellite Offices:
14351 Kutztown Road
Fleetwood, PA 19522
700 Hawk Ridge Drive
Hamburg, PA 19526

Faisal Al-Alim, MD
Barry I. Berger, MD
Yury L. Bykov, MD
Mitchell E. Cooper, MD
Rupam Das, MD
Thomas DiBenedetto, MD
Chelsea Evans, DO
Joshua S. Krassen, DO
Eric B. Lebbby, MD
Gabriel Lewullis, MD
Scott E. Sexton, MD
Paul A. Sibley, DO
Neal A. Stansbury, MD
John J. Stapleton, DPM
Daniel Torres, MD
Prody A. Ververeli, MD

February 6, 2018

Re: Gilbert, Colleen
DOB: 11/25/1956

To Whom It May Concern:

Colleen Gilbert is a patient in our office who has been seen and treated with bilateral knee replacements. It is felt that given the patient's medical condition, after having had her surgery, that she would benefit from a carport on her home to keep her out of the elements to avoid any potential slips or falls from rain, ice or snow.

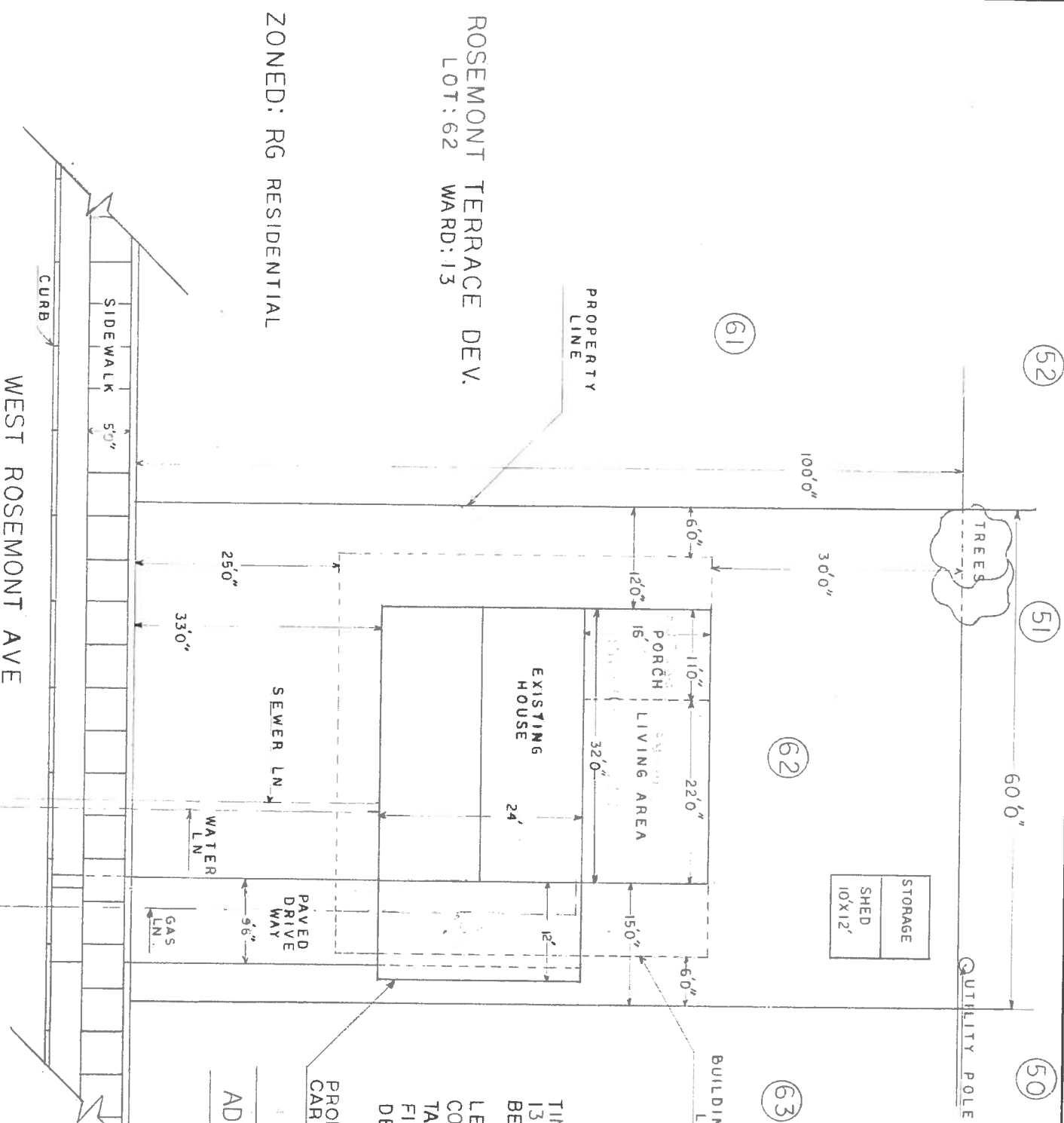
Thank you for your time and consideration,

Dana R. Ide, PA-C

Dictated on behalf of Eric B. Lebbby, MD

DRI/ef

DICTIONATED BUT NOT READ TO EXPEDITE MAILING.



ROSEMONT TERRACE DEV.
 LOT: 62 WARD: 13

ZONED: RG RESIDENTIAL

WEST ROSEMONT AVE

PROPERTY OF:
 TINA BREZACK & COLLEEN GILBERT
 1315 W ROSEMONT
 BETHLEHEM PA. 18018-1653

LEHIGH COUNTY
 COMMONWEALTH OF PENNSYLVANIA
 TAX MAP: BLOCK: 2 LOT: 7
 FIOSE3A
 DEED BOOK VOL: 4 PG: 70

PROPOSED
 CAR PORT

ADMENDED PLAN 12/12/17

PLOT PLAN	
SCALE: 1/8" = 1'	DATE: 5/06
PROPOSED PATIO	
1 OF 1	



1315

1321

10 ft 9 ft

← 12 FEET →

← 9 FEET →

← 11 FEET →



1309

1315

1321

1327

1333

W. Rosemont Dr. Bethlehem, PA 18018



1309

1315

1321

1327

1333

W. Rosemont Dr. Bethlehem, PA 18018