



SITE ADDRESS: 241 E Market St

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

PLACARD: _____

FEE: \$ 250

ZONING CLASSIFICATION: RT

LOT SIZE: 119.17' x 233'



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>Bruce Campbell / Campbell Real Estate Holdings</u>
Address	<u>130 W. 4th St.</u>
	<u>Bethlehem Pa 18015</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 Campbell Real Estate Holdings

Address 130 W. 4th St
Bethlehem Pa 18015

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.g.4</u> <u>rear setback</u>	<u>20'</u>	<u>6'</u>	<u>14'</u>
_____	_____	_____	_____
_____	_____	_____	_____

Existing building²

I am requesting a setback relief to convert the existing commercial looking garage into a 2br carriage house. Removing the large 14'x14' garage door and replacing with wood siding, which will make the building look like a carriage house rather than a commercial garage, making it fit in with other houses in the neighborhood. The garage which was approved to be built in 2005 is 6' off of the rear property line. The existing carriage house 16' east, sits directly on the property line as does another carriage house a block away.

In my opinion having this converted into a carriage house rather than a commercial looking garage will be a great improvement. The building already exists with the 6' setback all we are doing is changing the use

Thank you for your consideration,

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):

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.


Applicant's Signature

2/21/18
Date


Property owner's Signature

2/21/18
Date

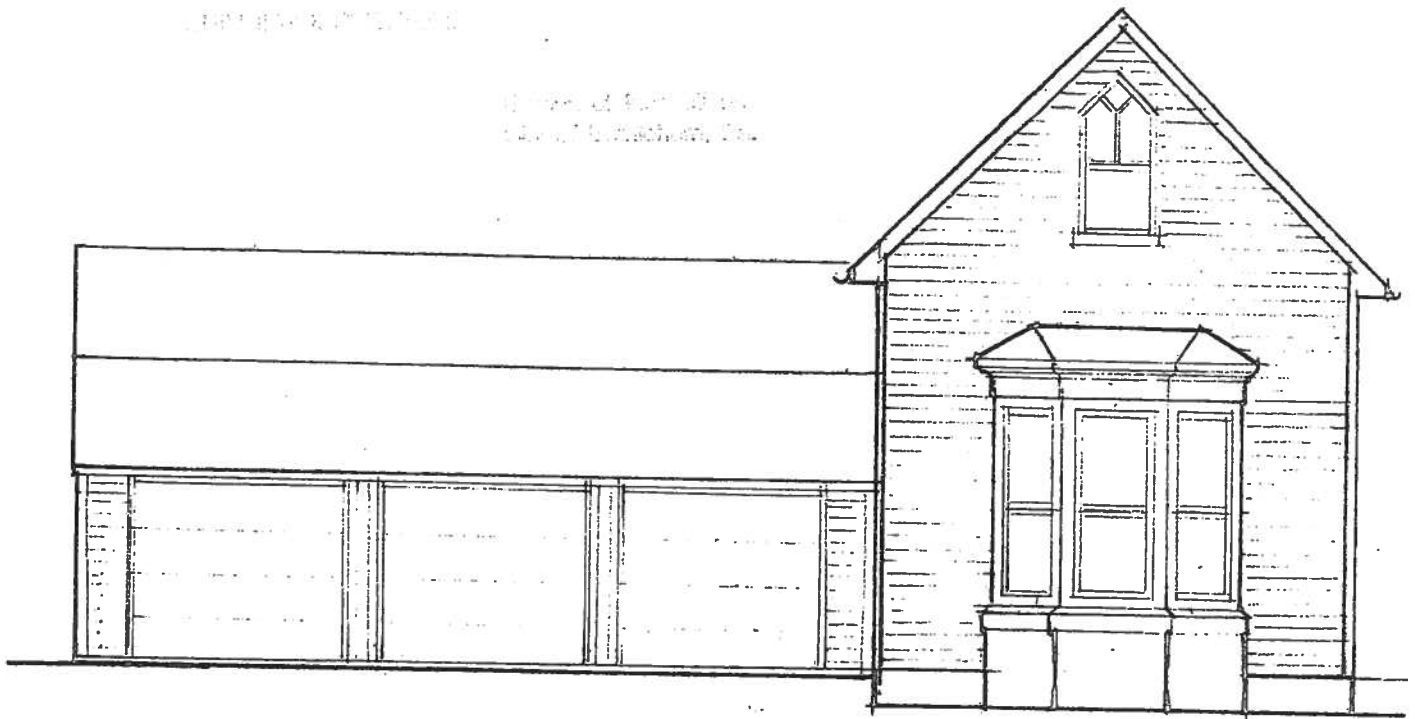
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Date

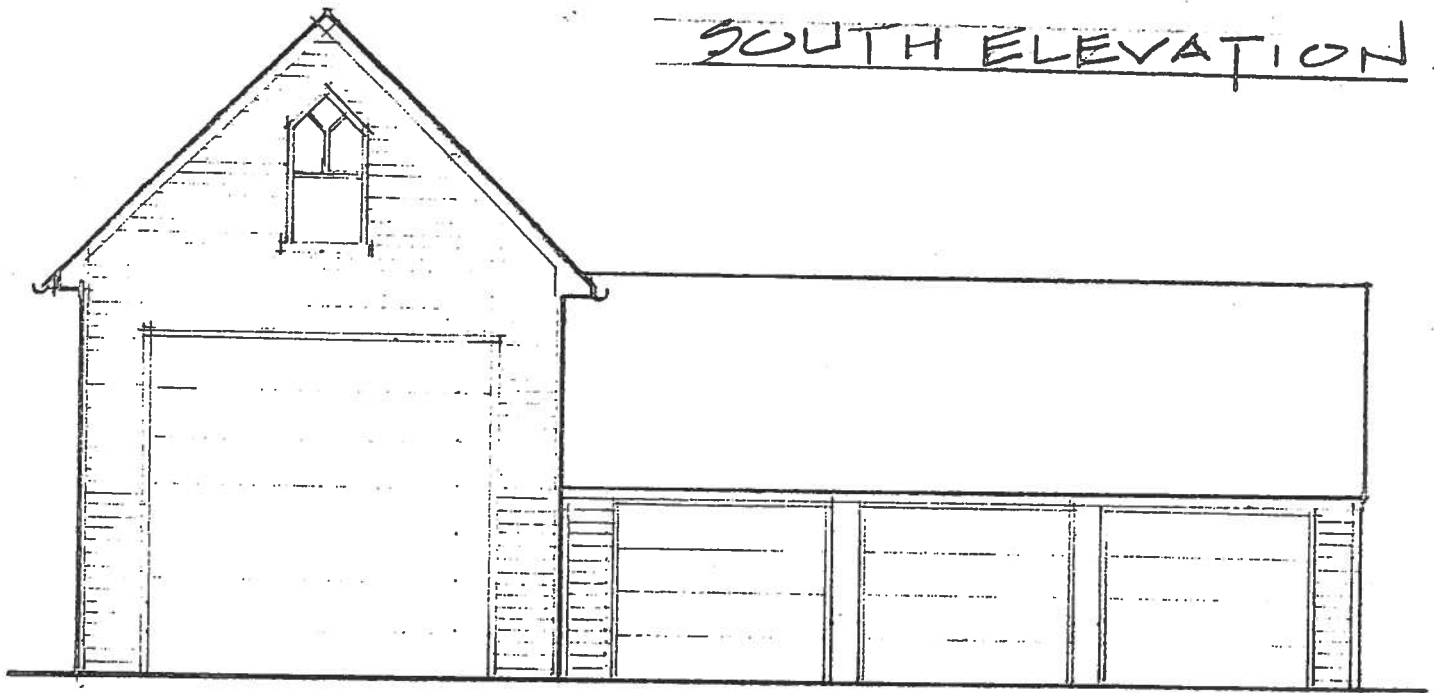
NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

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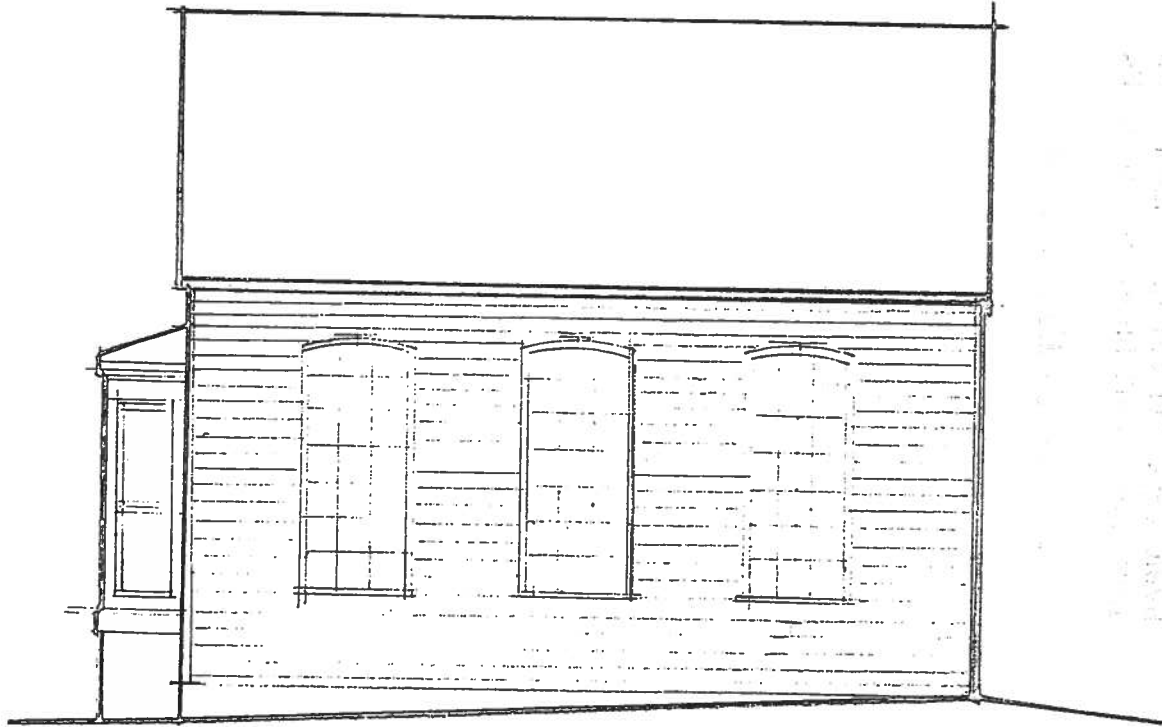
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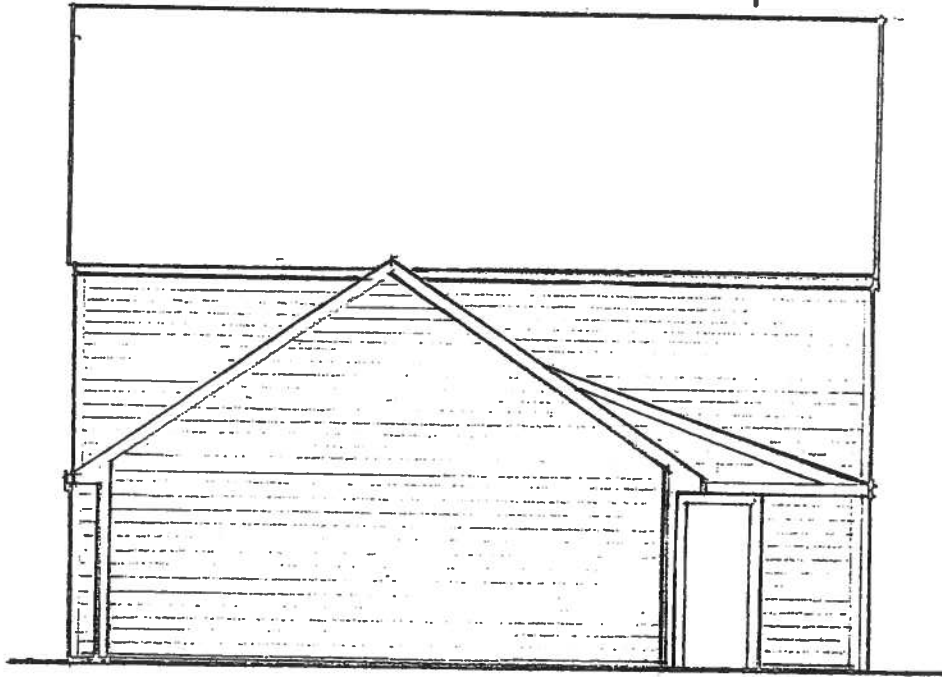
SOUTH ELEVATION



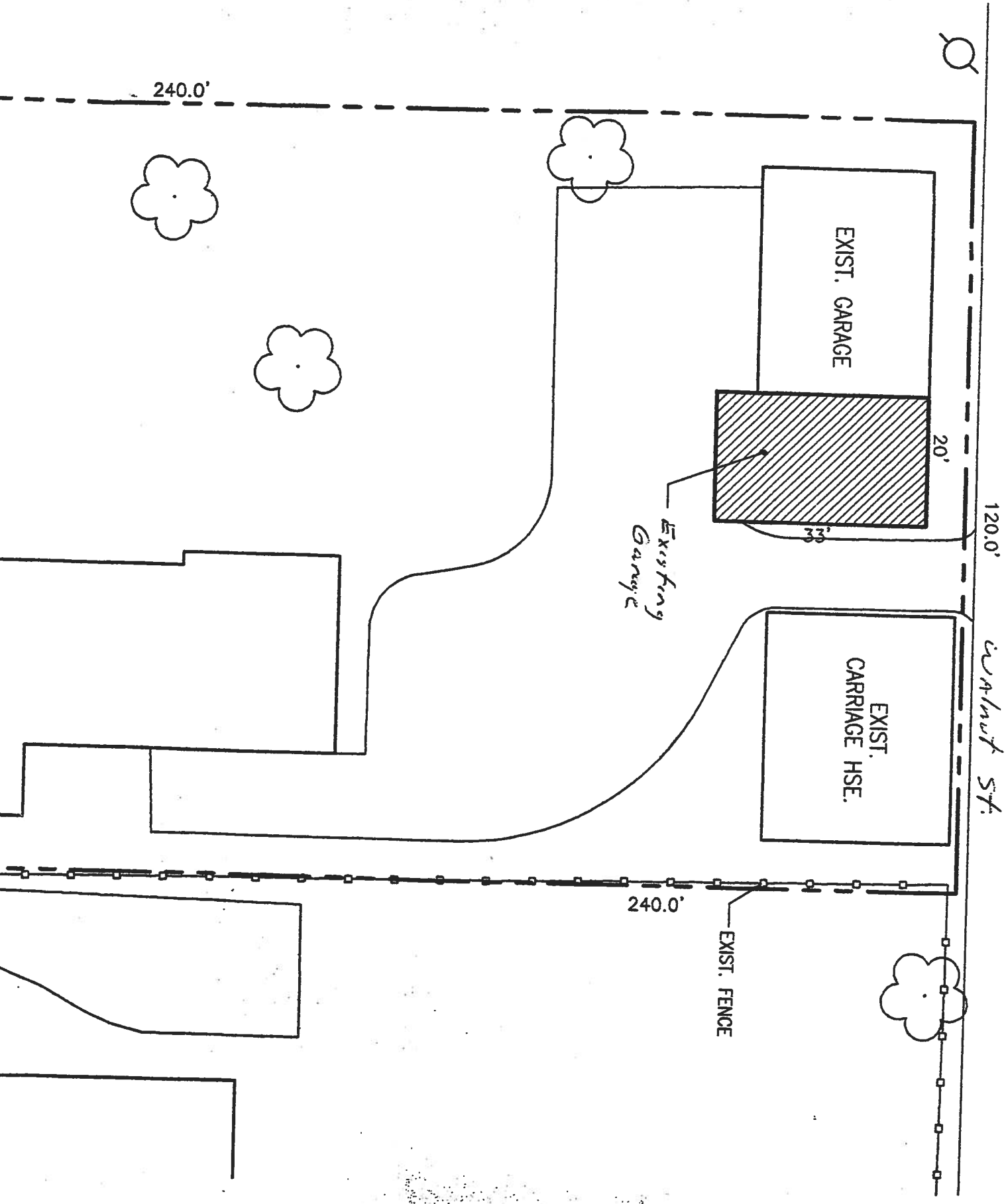
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



City of **B**ethlehem

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Fax: (610) 865-7330

TDD: (610) 865-7086

August 3, 2004

Richard Benner
241 E. Market Street
Bethlehem, PA 18018

Re: 241 E. Market Street
Certificate of Appropriateness

Dear Mr. Benner:

Enclosed please find the Certificate of Appropriateness approved by City Council on July 20, 2004.

Please secure the necessary Building Zoning Permit at your convenience.

Sincerely,



Darlene Heller
Director of Planning & Zoning

DH:ams
Enclosure



10 EAST CHURCH STREET, BETHLEHEM, PENNSYLVANIA 18018

RESOLUTION NO. 14,426

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE PROVISIONS OF THE ACT OF THE PENNSYLVANIA LEGISLATURE 1961, JUNE 13, P.L. 282 (53 SECTION 8004) AND BETHLEHEM ORDINANCE NO. 1728.

WHEREAS, it is proposed to construct an addition to the rear garage at 241 E. Market St. OWNER: Richard Benner.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby granted for the work.

Sponsored by: Magdalena F. Szabo

Ismael Arcelay

ADOPTED BY COUNCIL THIS 20th DAY OF July 2004.

**J. Michael Schweder
President of Council**

ATTEST:

**Cynthia H. Biedenkopf
City Clerk**