



SITE ADDRESS: 3490 Linden Street

Office Use Only:

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

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

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

FEE: \$ 500

ZONING CLASSIFICATION: RG

LOT SIZE: 41,980.17 S.F

**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**

<b>APPLICANT:</b>	
Name	<u>Joseph Negro</u>
Address	<u>3555 Manor Rd.</u>
	<u>Bethlehem PA 18020</u>
Phone:	[REDACTED]
Email:	[REDACTED]

**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):

J  
Name Joseph J. Piperato III

Address 3894 Courtney St, Suite 105  
Bethlehem PA 18017

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
<u>1306.01(a)3</u>	<u>400 SF/UNIT</u>	<u>3492 SF/UNIT</u>	<u>502 SF/UNIT</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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

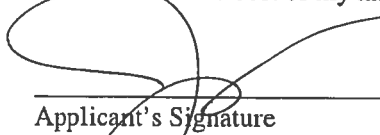
N/A  
\_\_\_\_\_

**NARRATIVE**

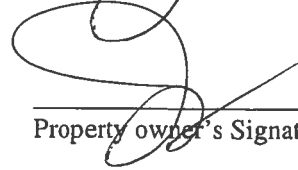
A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

**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

5/14/10  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property owner's Signature

5/14/10  
\_\_\_\_\_  
Date

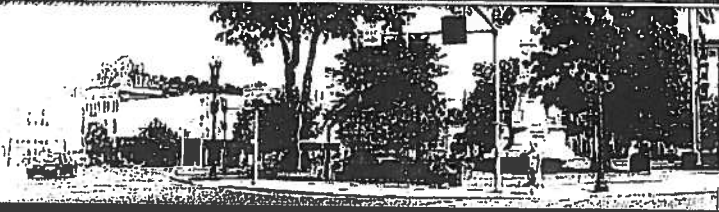
\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date

## NARRATIVE

Appellant is the owner of five buildings containing 10 residential apartments at 3490 Linden Street, Bethlehem, PA. Appellant is the equitable owner of the adjoining property at 3516 Linden Street, Bethlehem, PA containing 2 residential apartments. Appellant desires to consolidate the two properties to create a single lot containing 12 residential apartment units. Pursuant to Article 1306.01(a)3, lot area required for each apartment unit is 4,000 square feet. Upon consolidation, the single lot will contain 41,904 square feet or 3,492 square feet per unit. Appellant requests a dimensional variance for 502 square feet per dwelling unit. Appellant submits that the requested variance is de minimus in nature. In the alternative, Appellant submits that the Property has unique physical characteristics in that it is a long and narrow lot and that the physical characteristics create a hardship such that the Property cannot be developed in strict conformity of the Ordinance. The consolidation will resolve a nonconformity as to side yard for the property at 3516 Linden Street and will permit the Appellant to create more parking spaces than required by the Ordinance. Appellant respectfully requests a variance to Article 1306.01(2)3 of the Ordinance.

SIGN IN



Home Property Records County Website

- Parcel**
- Owner
- Multi-Owner
- Residential
- Commercial
- Out Buildings
- Land
- Values
- Homestead
- Sales
- Tax Information
- Photos
- Sketch
- Map

PARID: M7 2 7 0204  
NEGRAO JOSEPH, 3490 LINDEN ST

**Parcel**

Property Location	3490 LINDEN ST
Unit Desc	
Unit #	
City	
State	
Zip Code	
Neighborhood Valuation Code	C155
Trailer Description	
Municipality	BETHLEHEM CITY
Classification	Commercial
Land Use Code	303 - Apts, Townhouses
School District	BETHLEHEM SCHOOL DIST
Topography	LEVEL
Utilities	ALL PUBLIC
Street/Road	PAVED/SIDEWALK
Total Cards	1
Living Units	0
CAMA Acres	.7713
Homestead /Farmstead	-
Approved?	-

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- Actions**
- Printable Summary
- Printable Version

- Reports**
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- PRC Report

Go

- Links**
- Codes and Descriptions
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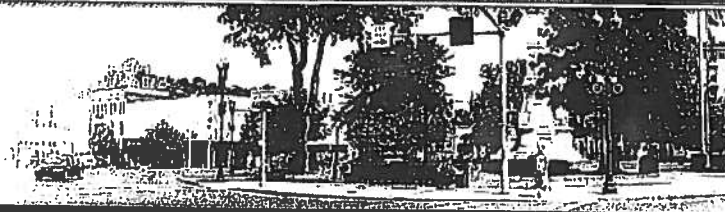
**Parcel Mailing Address**

In Care of Name(s)	NEGRAO JOSEPH
Mailing Address	3555 MANOR RD
City, State, Zip Code	BETHLEHEM, PA, 18020-8806

**Alternate Address**

Alternate Address	
City	
State	

SIGN IN



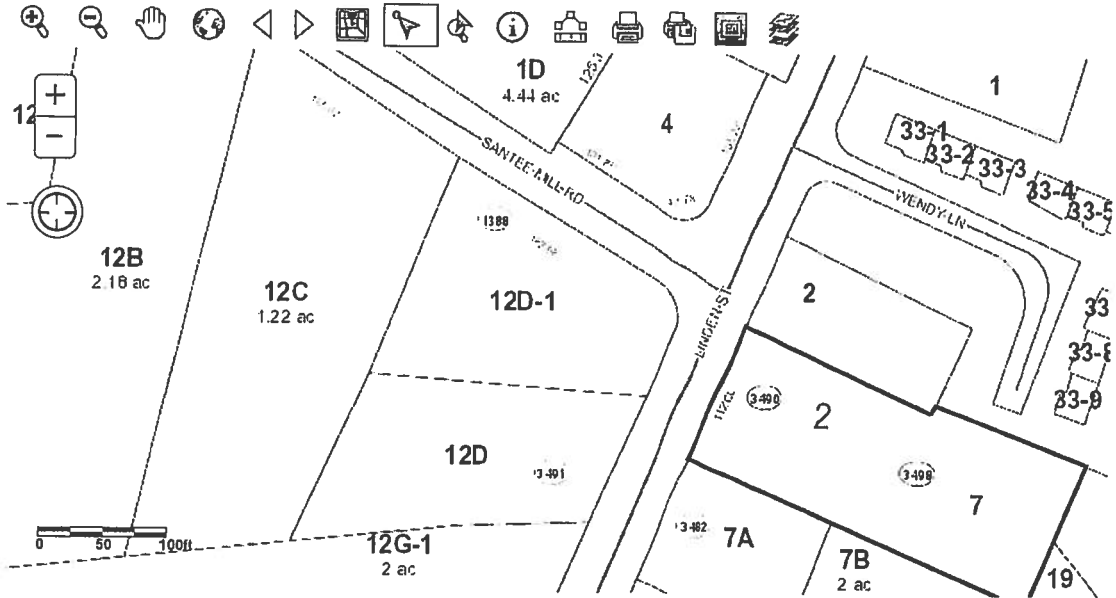
Home

Property Records

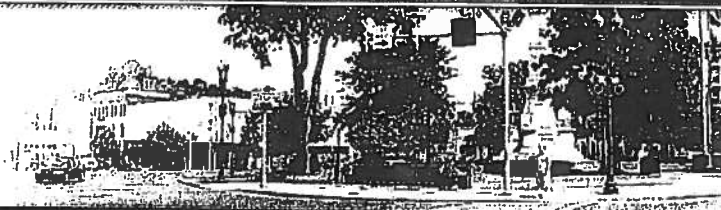
County Website

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PARID: M7 2 7 0204  
NEGRAO JOSEPH,



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PARID: M7 2 2 0204  
 ABBOUD KENNETH K, 3516 LINDEN ST

**Parcel**

Property Location	3516 LINDEN ST
Unit Desc	
Unit #	
City	
State	
Zip Code	
Neighborhood Valuation Code	0405
Trailer Description	
Municipality	BETHLEHEM CITY
Classification	Residential
Land Use Code	110 - Single Family, Residential
School District	BETHLEHEM SCHOOL DIST
Topography	LEVEL
Utilities	PUBLIC WATER/SEPTIC APPROVED
Street/Road	PAVED
Total Cards	1
Living Units	1
CAMA Acres	.34
Homestead /Farmstead	H - Homestead
Approved?	D-L - Denial Letter Sent

**Parcel Mailing Address**

In Care of Name(s)	ABBOUD KENNETH K
Mailing Address City, State, Zip Code	5838 MONOCACY DR BETHLEHEM, PA, 18017-

**Alternate Address**

Alternate Address	
City	
State	

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