



SITE ADDRESS: 500 Linden Street

Office Use Only:

DATE SUBMITTED: 5/29/18

HEARING DATE: 6/27/18

PLACARD: given 5/29/18

FEE: 500

ZONING CLASSIFICATION: RT

LOT SIZE: .98 ac

**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 Cantelmi Long Funeral Home
Address 500 Linden Street
Bethlehem, PA 18018
Phone: [REDACTED]
Email:

<b>OWNER</b> (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 Dino and Joanna V. Cantelmi
Address 2854 Linden Street
Bethlehem, PA 18017
Phone:
Email:
<b>ATTORNEY</b> (if applicable):
Name James J. Holzinger, Esquire
Address 1216 Linden Street
Bethlehem, PA 18018
Phone: [REDACTED]
Email: [REDACTED]

**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
1322.03(4)(3) and 1322.03(R)	200' *	Please see attached narrative	

\*Setback for an accessory crematorium from lot lines of existing dwellings

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.

Please see attached narrative.

---

---

---

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.

CANTELMI LONG FUNERAL HOME

By:   
Applicant's Signature

5/29/18  
Date

  
Property owner's Signature Dino Cantelmi

5/29/18  
Date

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

\_\_\_\_\_  
Date

Applicant desires to install a crematorium as an accessory use to the existing funeral home. The crematorium would be installed in the existing garage at the property. The property is zoned RT, which allows for a funeral home by Special Exception. The funeral home at the property is considered non-conforming because it predates the existing zoning classification.

Under Section 1322.03(4)(3), a funeral home is allowed a crematorium as an accessory use provided the regulations under Section 1322.03(p) are satisfied. Section 1322.03(p) requires that a crematorium be 200' from "...all lines of existing dwellings and all undeveloped residentially zoned lots."

In the present case, Applicant requests a variance from the strict mandates of Section 1322.03(4)(3), referencing Section 1322.03(p), to allow a crematorium to be installed in the existing garage, approximately 20' from a lot having a dwelling unit thereon.

Applicant believes that the 200' setback acts in an exclusionary manner in that the strict enforcement would prevent all existing funeral homes in the City from having a crematorium as an accessory use since all existing funeral homes would be within 200' of a lot line with an existing dwelling.