



SITE ADDRESS: 2621 East Blvd

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

PLACARD: _____

FEE: 250

ZONING CLASSIFICATION: RS

LOT SIZE: 80' x 120' irr

**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>EUGENE TAKACS</u> |
| Address | <u>2621 East Blvd.</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 | <i>Same</i> |
| 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 |
|--------------------------------------|----------------------------------|---------------------------------|----------------------|
| <u>1306.01.9.2</u> | <u>max bldg coverage</u> | <u>27%</u> | <u>2%</u> |
| | <u>25%</u> <u>(1837 sqft)</u> | <u>(1995 sqft)</u> | <u>(147 sq. ft.)</u> |
| <u>(Existing is 1770 sqft = 24%)</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.

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.

Eugene Dobson
Applicant's Signature

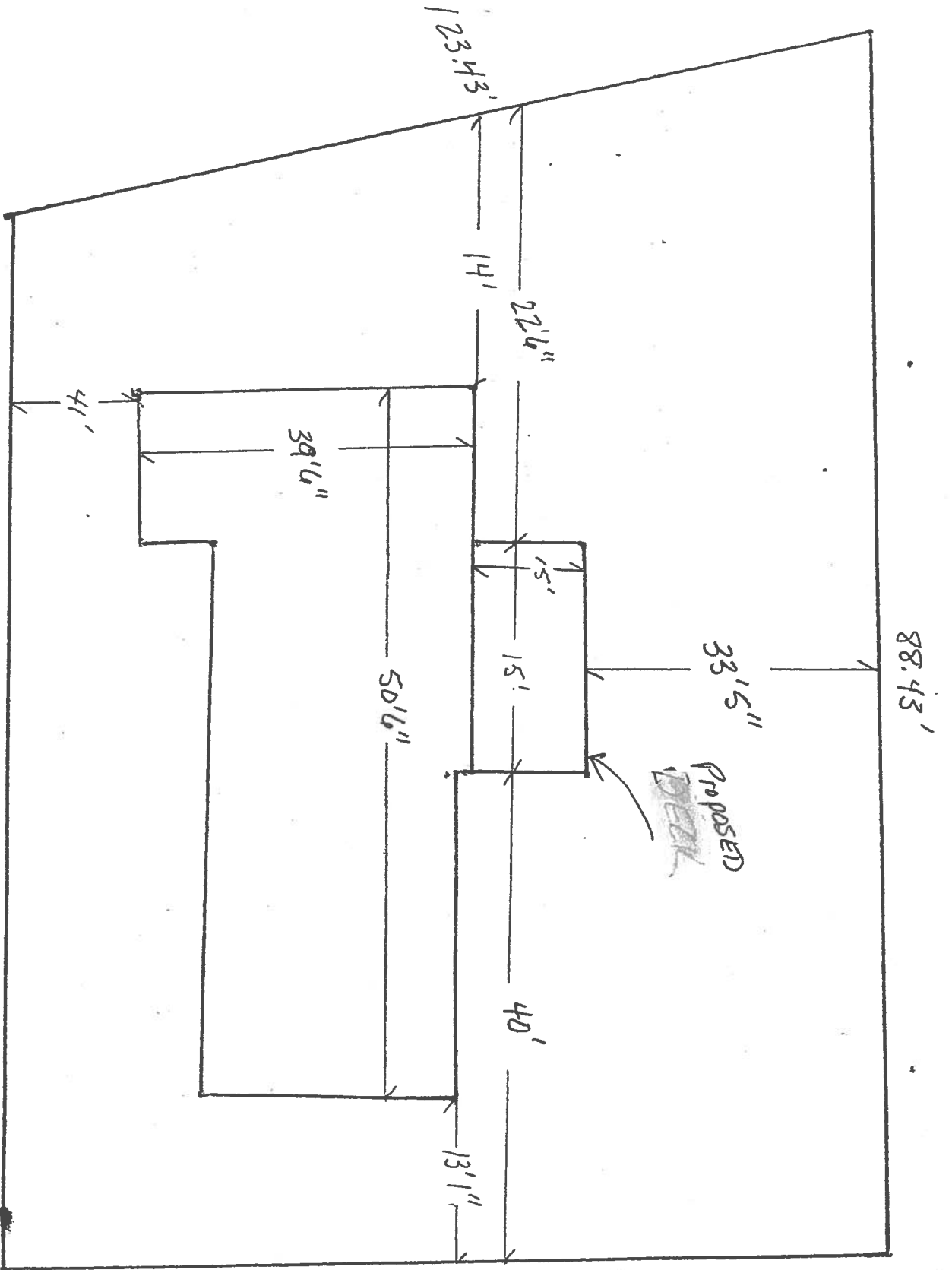
06/26/2018
Date

Eugene Dobson
Property owner's Signature

06/26/2018
Date

Received by

Date



← East Blvd →

To whom it may concern:

The construction of the proposed deck meets all setback requirements, but exceeds the building coverage maximum of 25% by 2%. I'm asking for a variance to allow the extra 2% coverage to maximize the use of materials, and aesthetics.

Sincerely

A handwritten signature in black ink that reads "Eugene Takacs". The signature is written in a cursive style with a large, looping initial "E".

Eugene Takacs