



SITE ADDRESS: 821 Monocacy Street, Bethlehem, PA 18018

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

PLACARD: _____

FEE: _____

ZONING CLASSIFICATION: _____

LOT SIZE: _____

**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>2 BROTHERS REALTY GROUP, INC.</u> |
| Address | <u>821 MONOCACY STREET</u> |
| | <u>BETHLEHEM PA 18018</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 | Lord Enterprises, LLC |
| Address | 541 Apollo Drive, Bethlehem, PA 18017 |
| Phone: | [REDACTED] |
| Email: | [REDACTED] |
| ATTORNEY (if applicable): | |
| Name | Robert V. Littner, Esquire |
| Address | 512 North New 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 |
|-----------------|----------------------------|---------------------------------|-----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

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: 1323.07(a) Change a nonconforming use, Auto Repair & Auto

Body, to another nonconforming use. Auto sales with accessory
use of repair and auto body.

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.

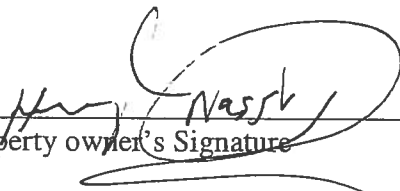
See attached.

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.

x 
Applicant's Signature

6-28-2018
Date


Property owner's Signature

6.29.18
Date

Received by

Date

29 June 2018

To: City of Bethlehem Zoning Hearing Board

10 East Church Street, Bethlehem Pennsylvania 18018

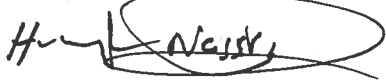
From: Hayat Nassry

- Northside Foreign Car, Inc., President
- Lord Enterprises, LP, Manager

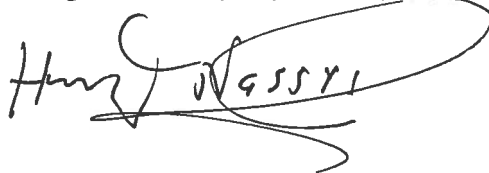
Application is hereby being made to the City of Bethlehem Zoning Hearing Board by

"2 Brothers Realty Group, Inc." concerning the property at 821 Monocacy Street Bethlehem Pennsylvania 18018. At that location, Northside Foreign Car, Inc. operates a business on property owned by Lord Enterprises, LP. As President of Northside Foreign Car, Inc. and Manager of Lord Enterprises LP, I hereby approve of said application being made.

Lord Enterprises, LP by Hayat Nassry, Manager:

A handwritten signature in black ink, appearing to read "Hayat Nassry", with a large, loopy flourish underneath.

Northside Foreign Car, Inc. by Hayat Nassry, President:

A handwritten signature in black ink, appearing to read "Hayat Nassry", with a large, loopy flourish underneath.

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CITY OF BETHLEHEM ZONING HEARING BOARD

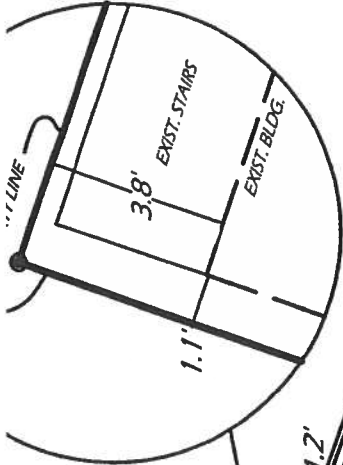
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SECTION 3. - NARRATIVE:

Applicant wishes to change a nonconforming use of auto repair and auto body to another nonconforming use of auto sales with accessory use of repairs and auto body. Applicant plans to reduce the number of bays and the volume of repair and auto body work.

CACY S

N/F NICHOLAS J. BOZAKIS
BLOCK 5 LOT 14
D.B. 2003-1, P. 145701



S19°03'35"W

3.5' 100.00' S70°45'51"E

EDGE OF PAVEMENT
1.0'

100.00'

S19°03'35"W

CURRENT PID: P6NW2B 5 15 0204
FORMERLY WARD 8, BLOCK 12A, LOT 19A
821 MONOCACY ST.
N/F LORD ENTERPRISES, LLC
D.B. 2005-1, P. 519530

EXIST. BIT. PARKING AREA

EXIST. BIT. PARKING AREA

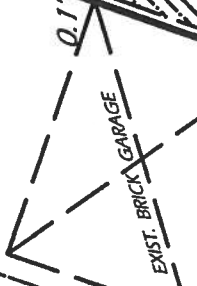
EXISTING BUSINESS

EXISTING BUSINESS

N/F NICHOLAS J. BOZAKIS
BLOCK 5 LOT 13
D.B. 2003-1, P. 264159

N19°03'35"E

100.00'



IRON PIN FOUND

WEST SPRUCE STREET - (20' R.O.)
N70°56'25"W 100.00'

0.4' ± 0.3'