



SITE ADDRESS: 508 E 5th St

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	NMC Holdings, LLC
Address	702 E. 6th Street, Suite 100
	Bethlehem, PA 18015
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 **same as Applicant**

Address

Phone:

Email:

ATTORNEY (if applicable):

Name **James F. Preston, Esquire**

Address **38 West Market 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
<u>Article 1306</u>	<u>6,000 sq.ft. tract</u>	<u>4,000 sq.ft. tract</u>	<u>2,000 sq.ft. tract</u>
<u>Article 1306</u>	<u>35% max coverage</u>	<u>45% max coverage</u>	<u>10% max coverage</u>
<u>Article 1306</u>	<u>4' side yard</u>	<u>3' side yard</u>	<u>1' side yard</u>
<u>Article 1306</u>	<u>3,000 sq.ft. lot area</u>	<u>2,000 sq.ft. lot area</u>	<u>1,000 sq.ft. lot area</u>
<u>Article 1306</u>	<u>30' lot width</u>	<u>20' lot width</u>	<u>10' lot width</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.

All variances are from Article 1306 as listed above.

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): _____

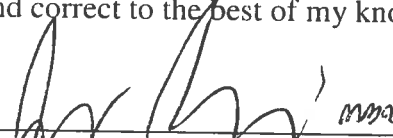
N/A

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.

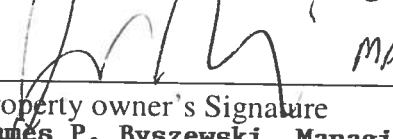


Applicant's Signature

James P. Byszewski, Managing Partner

September 7, 2018

Date



Property owner's Signature

James P. Byszewski, Managing Partner

September 7, 2018

Date

Received by

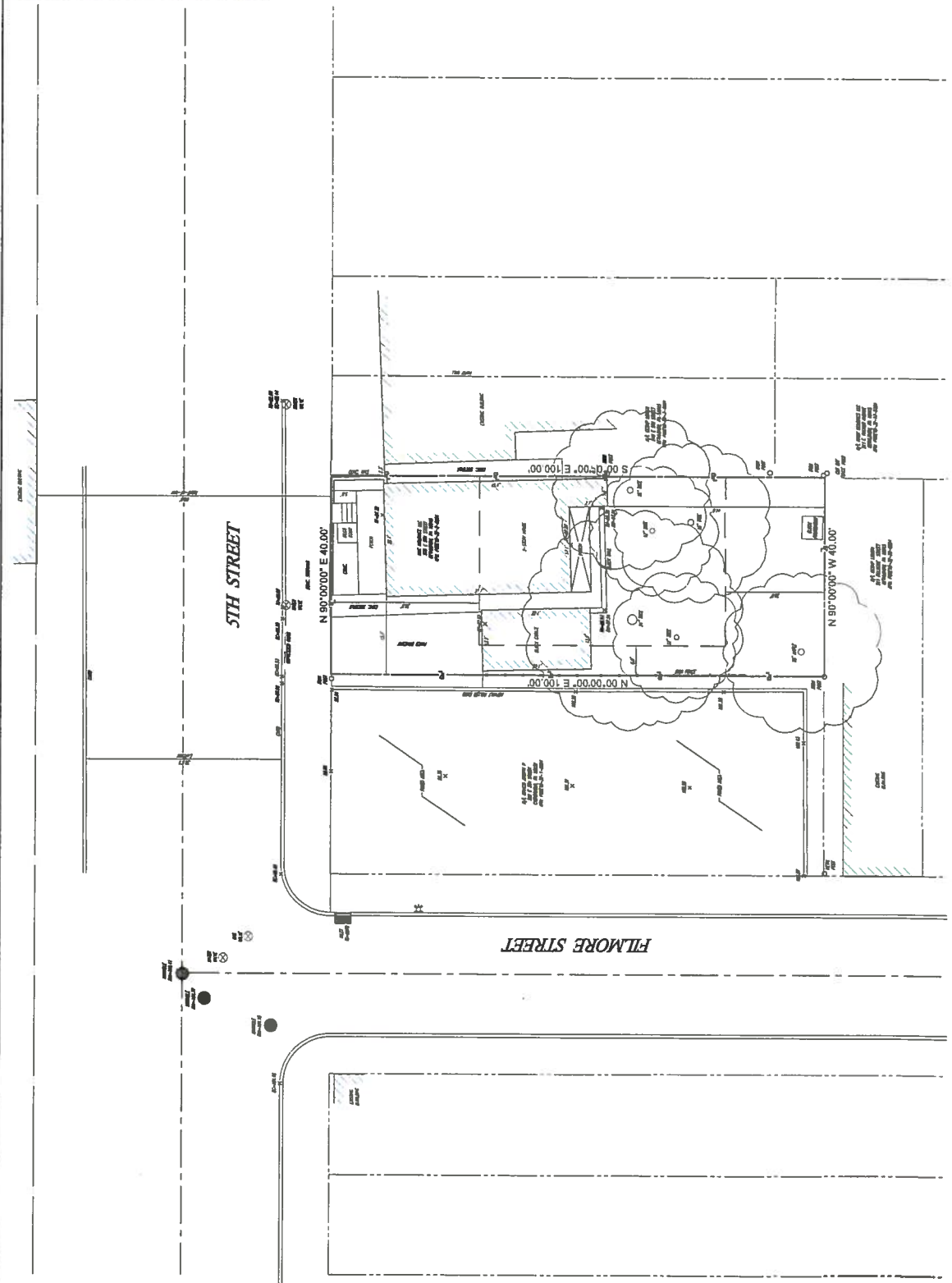
Date

NARRATIVE

The Subject property contains a single-family dwelling which is nonconforming as to the dimensional requirements of Article 1306 and is in serious disrepair. The Applicant acquired the property from the Bethlehem Redevelopment Authority under a program intended to mitigate blighted properties. The requested dimensional relief is necessary to develop the property in a reasonable manner.



LOCATION MAP



IMPERVIOUS COVERAGE

TYPE	AREA (SQ. FT.)	PERCENT
DRIVE	1,200.00	100.00
PARKING	1,200.00	100.00
WALKWAY	1,200.00	100.00
ROOF	1,200.00	100.00
DECK	1,200.00	100.00
CONCRETE	1,200.00	100.00
ASPHALT	1,200.00	100.00
PAVEMENT	1,200.00	100.00
GRAVEL	1,200.00	100.00
STONE	1,200.00	100.00
BRICK	1,200.00	100.00
WOOD	1,200.00	100.00
OTHER	1,200.00	100.00
TOTAL	12,000.00	100.00

<p>PROJECT NO. 17-01-03</p> <p>DATE 1-11-13</p> <p>REVISIONS</p> <p>DATE</p>			<p>JOHNSON SURVEYING & CONSTRUCTION SERVICES, INC. 43 N. 2ND STREET, 4TH FLOOR EASTON, PA. 18041 LICENSED P.E. IN PA.</p>	<p>NMC HOLDINGS LLC ONE E. 5TH STREET CITY OF PHILADELPHIA COUNTY OF PHILADELPHIA</p>	<p>01</p>
<p>SCALE 1" = 40'</p>					

