



DC.  
SITE ADDRESS: 105 E Market St

Office Use Only:  
DATE SUBMITTED: 10/24/18

HEARING DATE: 11/28/18

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

FEE: \$ 500

ZONING CLASSIFICATION: RT

LOT SIZE: 66' x 117'

**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 4PM the 4<sup>th</sup> Wednesday of the month. The hearing will be held the 4<sup>th</sup> Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

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**

<b>APPLICANT:</b>	
Name	<u>Jeff Youst</u>
Address	<u>30 So MUKLENBERG ST.</u>
	<u>ALLENTOWN PA 18104</u>
Phone:	[REDACTED]
Email:	[REDACTED]

<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	<i>SAME</i>
Address	
Phone:	
Email:	
<b>ATTORNEY</b> (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. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. 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
<i>1322, 03.11</i>	<i>parking aisle and parking spaces to be 15' from a multi-family dwelling.</i>	<i>less than 1'</i>	<i>14'</i>

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**

perfect spot to get 5 cars off street. workers from  
BROAD ST TAKE UP ALL OUR SPACES ON MARKET ALL DAYS  
can't get permit for center st. because our  
ADDRESS IS MARKET ST. LOT BEHIND ME PARTIALLY ON

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

my property. PUTS IT WITHIN 5 FT OF MY BUILDING  
MANY LOTS IN 2 BLOCK RADIUS HAVE LOTS UP TO PROPERTY

**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.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

\_\_\_\_\_  
Applicant's Signature

10/24/18  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.**





Proposed  
Lot

105  
180



1st no permit,  
no meter street  
from Broad







Behind us.

DOUL FINNY





**HISTORICAL & ARCHITECTURAL REVIEW BOARD**

APPLICATION #6: The applicant proposes to install a driveway, 5 parking spaces, a privacy fence and landscaping at 105 E. Market St.


OWNER: Jeff Youst  
105 E. Market St.  
Bethlehem, PA 18018

The Board upon motion by Marsha Fritz and seconded by Gen Marcon adopted the proposal that City Council issue a Certificate of Appropriateness for the following:

1. Paver drive wall to a bituminous parking are for 5 cars.
2. Using <sup>PERMISSIBLE</sup> ~~"Cobblestone"~~ pavers with integral spacers for drainage.
3. The wooden fence will be 4' high with masonry piers to match the ~~cobblestone~~ pavers.
4. The fence by the first parking space to be stained with solid color similar to <sup>CREAM</sup> stucco of the building. Fencing along east property to be stained a ~~compatible~~ <sup>COLOR OF OUR FOUNDATION DARK GREEN</sup> color to the brick.
5. The eastern fence color to be coordinated with the Historic Officer.
6. ~~Cobblestone~~ pavers and piers are to be a "Terra-cotta" color.
7. The masonry piers to have a dusk to dawn light fixture on each.
8. The motion was unanimously approved for the site work.

WAS APPROVED

EAST FENCE GREEN NEED APPROVAL

By:   
Title: Historic Officer

Date of Meeting: May 2, 2018