



SITE ADDRESS: 134 E. BROAD STREET

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

PLACARD: _____

FEE: \$500.00

ZONING CLASSIFICATION: CL

LOT SIZE: 7,200 S.F.

**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 4th Wednesday of the month. The hearing will be held the 4th 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: _____

SECTION 1

APPLICANT:	
Name	<u>Campbell Real Estate Investments LLC</u>
Address	<u>128.30 W. FOURTH STREET</u>
	<u>Bethlehem, PA 18015</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	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	Joseph J. Piperato III
Address	3894 Courtney St., Suite 105 Bethlehem PA 18017
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. 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
1306	9,000 S.F.	7,200 S.F.	1,800 S.F.
	LOT AREA		
1306	2,500 S.F. per	7,200 S.F.	
	Dwelling Unit	Total	

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.

Section 1305.01(a) (Footnote 4) multi-family dwelling
located on an arterial or collector road to contain
a commercial use on first floor

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 : SEE EXHIBIT "A"

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.

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

10/22/18
Date


Property owner's Signature

10/22/18
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.

EXHIBIT A TO ZONING APPLICATION

Appellant is the legal owner of 134 E. Broad Street, Bethlehem, Pennsylvania (the "Property"). The Property was previously owned by Salem Lutheran Church. The building was used historically as a school, and most recently, as a child and parent counseling service center.

Appellant desires to convert the Property into residential apartments, which is a permitted use by right in the Limited Commercial Zoning District. Article 1305.01(a) requires a multi-family dwelling to contain a commercial use on the front street level of any property fronting on a collector or arterial street.

Appellant submits that the Property is not physically located in such a manner to accommodate a first floor commercial use. The building set back is significantly greater than those of any surrounding commercial uses and results in a first floor that is unusable and/or unrentable for commercial use. Therefore, Appellant respectfully requests a variance to Article 105.01(a) of the Ordinance.

Furthermore, Section 1306 requires a Lot area of 9,000 S.F. Applicant proposes the existing Lot area of 7,200 S.F. and has no ability to acquire additional Lot area. Section 1306 requires 2,500 S.F. of Lot area per dwelling unit. Applicant proposes the existing Lot area of 7,200 S.F. and has no ability to acquire additional lot area.



Image capture: Aug 2017 © 2018 Google

Bethlehem, Pennsylvania

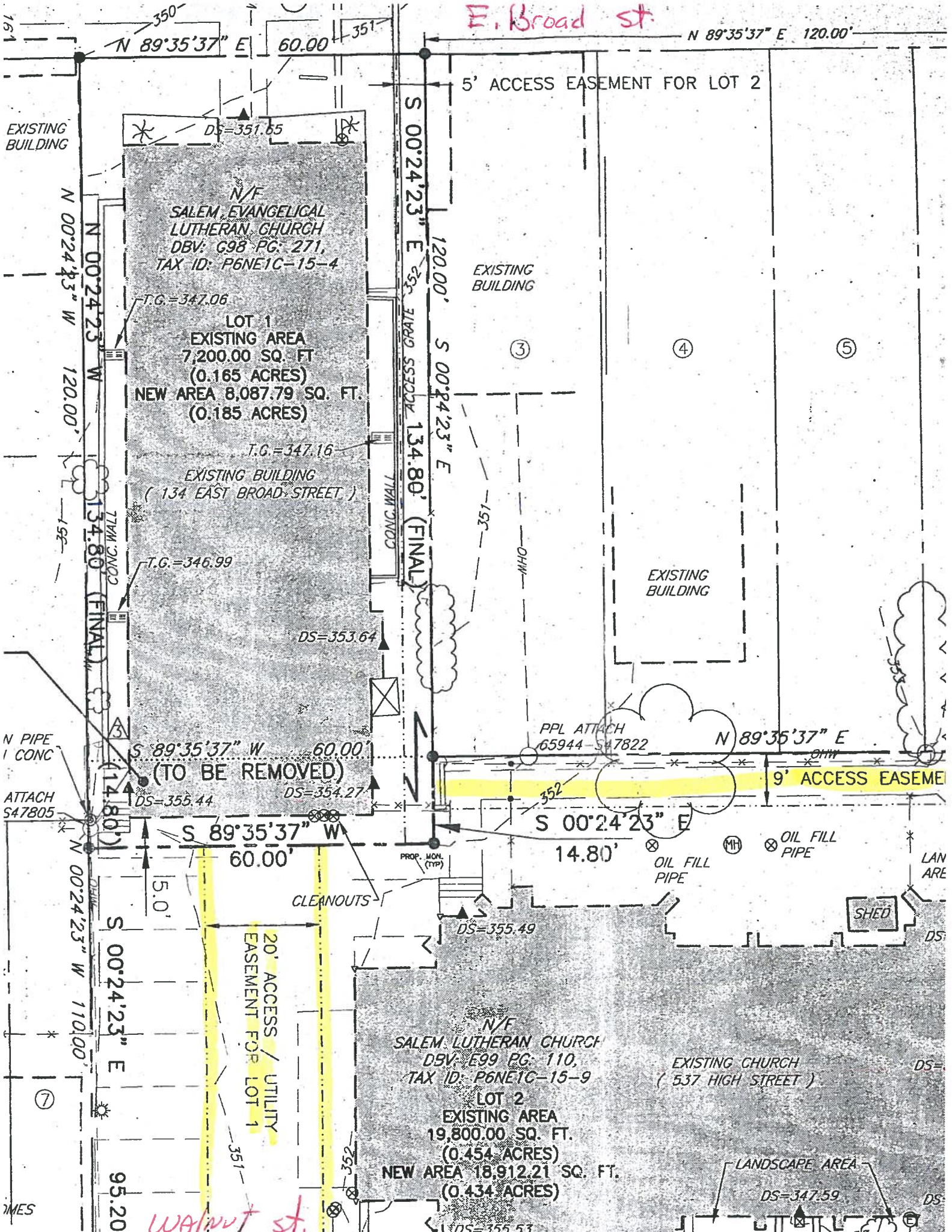
Google, Inc.

Street View - Aug 2017



Interior layout available in zoning office.

E. Broad St.



EXISTING BUILDING

N/F
SALEM, EVANGELICAL
LUTHERAN CHURCH
DBV: C98 PG: 271,
TAX ID: P6NE1C-15-4

LOT 1
EXISTING AREA
7,200.00 SQ. FT.
(0.165 ACRES)
NEW AREA 8,087.79 SQ. FT.
(0.185 ACRES)

EXISTING BUILDING
(134 EAST BROAD STREET)

EXISTING BUILDING

EXISTING BUILDING

N PIPE
CONC

ATTACH
S47805

S 89°35'37" W 60.00'
(TO BE REMOVED)

S 89°35'37" W 60.00'

PPL ATTACH
65944-S47822

9' ACCESS EASEMENT

20' ACCESS / UTILITY
EASEMENT FOR LOT 1

N/F
SALEM, LUTHERAN CHURCH
DBV: E99 PG: 110,
TAX ID: P6NE1C-15-9

LOT 2
EXISTING AREA
19,800.00 SQ. FT.
(0.454 ACRES)
NEW AREA 18,912.21 SQ. FT.
(0.434 ACRES)

EXISTING CHURCH
(537 HIGH STREET)

LANDSCAPE AREA

Walnut St.

MES

LAN
ARE

DS

DS

DS

DS=355.53

DS=347.59

DS=355.49

DS=354.27

DS=355.44

DS=353.64

T.G.=346.99

T.G.=347.16

T.G.=347.06

DS=351.65

N 89°35'37" E 120.00'

N 89°35'37" E 60.00'

S 00°24'23" E 120.00'
S 00°24'23" E 134.80' (FINAL)

N 00°24'23" W 120.00'
N 00°24'23" W 134.80' (FINAL)

120.00'

134.80'

60.00'

5.0'

110.00'

95.20'

152

OHW

352

7

3

4

5

CONC. WALL

CLEANOUTS

PROP. MON.
(TYP)

OIL FILL
PIPE

OIL FILL
PIPE

SHED

DS

DS

DS