



SITE ADDRESS: 778 Worthington Ave

Office Use Only:

DATE SUBMITTED: 12/28/18

HEARING DATE: 1/31/18

PLACARD: given 12/28/18

FEE: \$500 - Pd.

ZONING CLASSIFICATION: RS

LOT SIZE: .55 acres

**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	Dominic A. Villani, Jr.
Address	c/o 1216 Linden Street, P.O. Box 1409
	Bethlehem, PA 18016
Phone:	[REDACTED]
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	Mary G. Polak
Address	1503 W. Raders Lane
	Bethlehem, PA 18015
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	James J. Holzinger, Esquire
Address	1216 Linden Street, P.O. Box 1409
	Bethlehem, PA 18016
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
§1306.01(a)2	Please see attached Plan and Narrative		
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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 1304(b)(1)

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

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

12/29/18

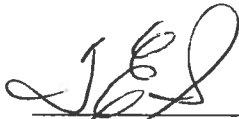
Date



Property owner's Signature

12/31/18

Date



Received by

1/9/19

Date

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

Applicant requests a Use Variance to allow construction of three (3) single family semi-detached dwelling structures on the subject property (6 units also known as twin homes), together with a request for a dimensional variance from the RS standards for lot width, area and yard. The proposed development utilizes the minimum lot area, setbacks and coverage standards set forth for the RG Zoning District (which allows such dwelling type) with the exception of lot width i.e., Applicant proposes a 26.57' lot width as apposed to an RG required 40'.

The subject property is located on Blake Street across from a large townhouse development and the twin homes would act as transition housing to the single family homes in the area. Further, (A) the lot is comprised of several dedicated but never accepted streets ("paper streets") which have reverted to the legal owner and are part of the project; (B) there are high tension power lines that bisect the property, under which development cannot occur; and (C) to the rear (south) of the power lines there are mature trees or woods, the majority of which would be preserved by the proposed development. Applicant believes that for these reasons, a Use Variance is warranted.

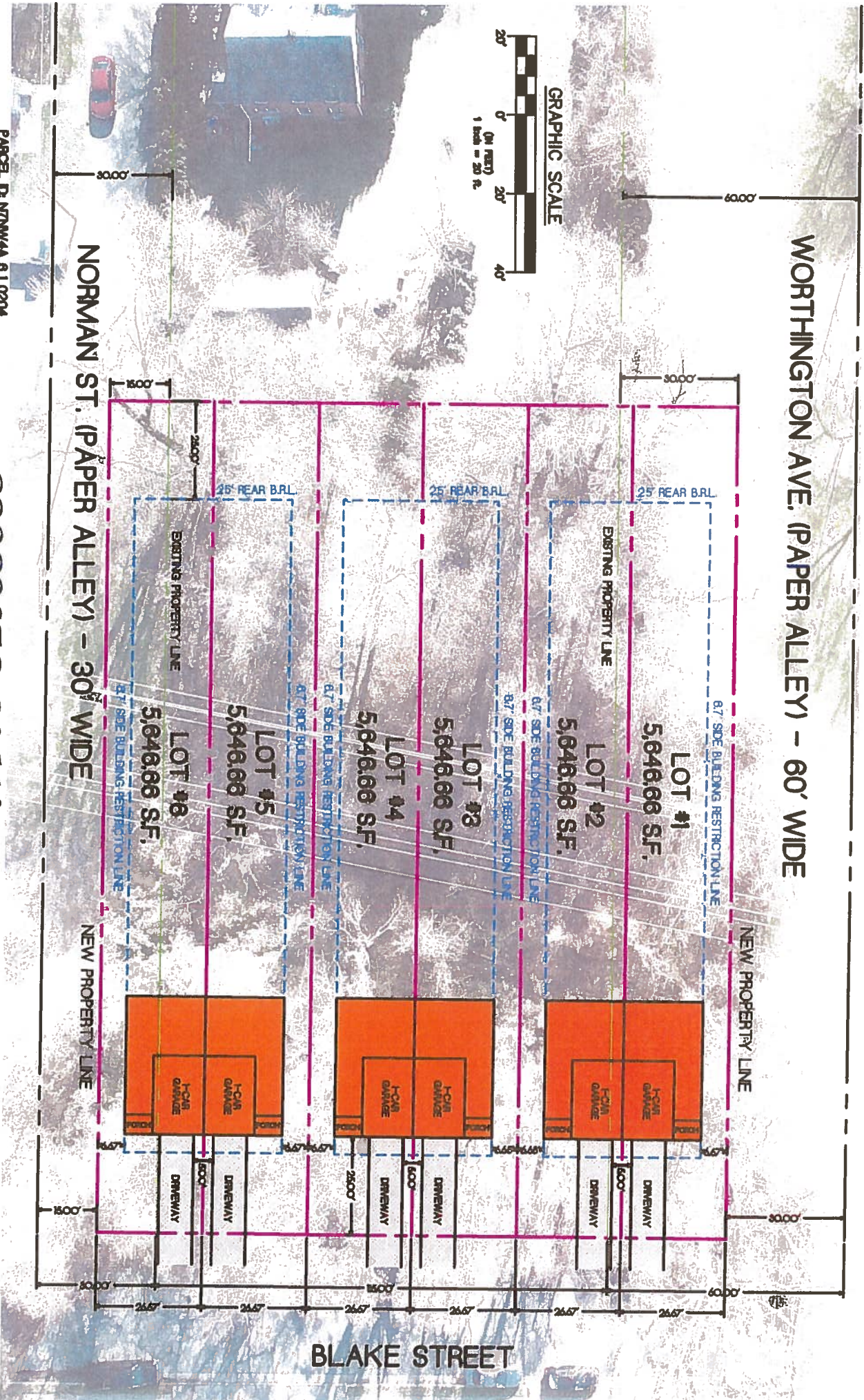
WORTHINGTON AVE. (PAPER ALLEY) - 60' WIDE



PARCEL D, NNW1/4, S 1, 0201
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PENNSYLVANIA

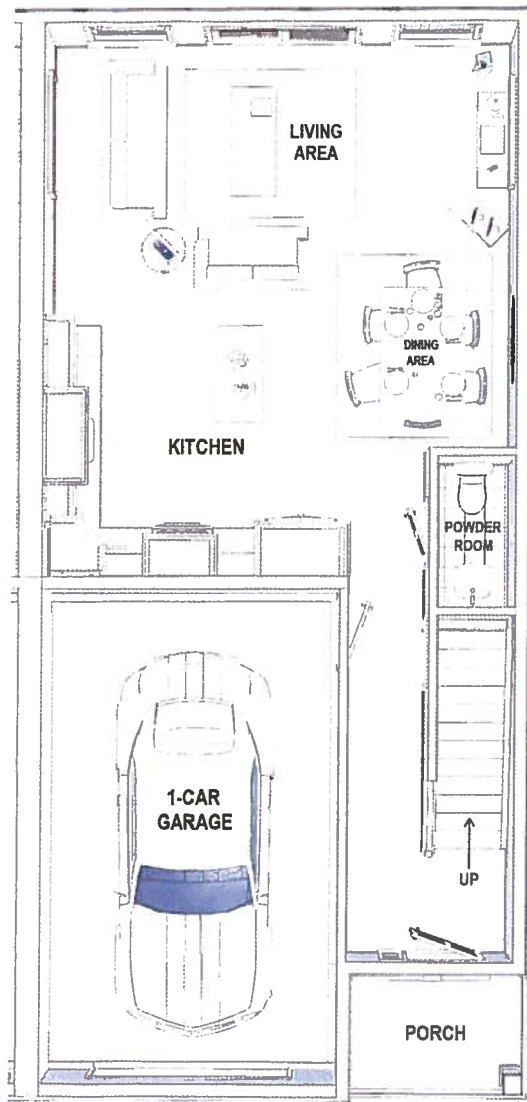
NORMAN ST. (PAPER ALLEY) - 30' WIDE

PROPOSED PLAN

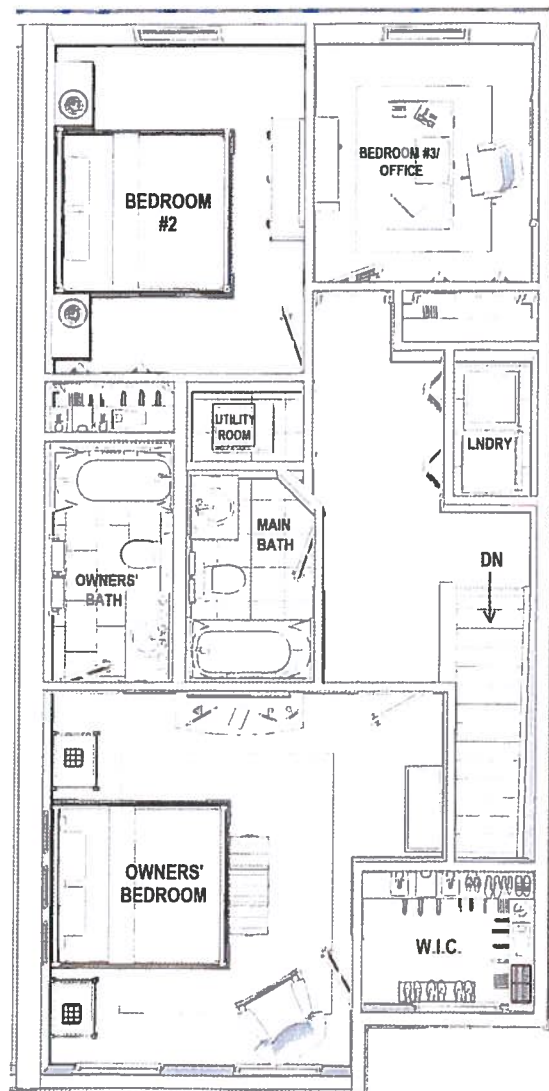


BLAKE STREET

TWINS ON BLAKE



FIRST FLOOR PLAN



SECOND FLOOR PLAN