



SITE ADDRESS: 1501 High St. Bethlehem PA 18018

Office Use Only:

DATE SUBMITTED: 2/27/19

HEARING DATE: 3/27/19

PLACARD: yes

FEE: \$500

ZONING CLASSIFICATION: RG

LOT SIZE: 5201 sq. ft.

**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>Chad B. Clauser</u>
Address	<u>1438 Seidersville Rd. Bethlehem PA 18015</u>
Phone:	[REDACTED]
Email:	[REDACTED]
OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written	

Ward 14, Block 20

authorization from the owner of the property when this application is filed.
Name
Address
Phone:
Email:
ATTORNEY (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
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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 Seeking change to another non-conforming use.

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

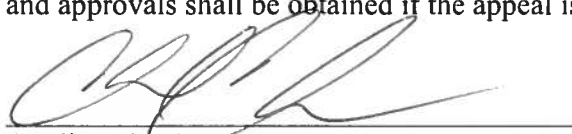
NARRATIVE

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

02-19-2019
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.

1501 High Street, Bethlehem

Special Exception Narrative:

We are seeking a special exception permitted under city zoning ordinance section 1323.07 to change from current non-conforming use to alternate non-conforming use. Current property type: Industrial, Land Use: Warehousing/Manufacturing. We propose to switch to non-conforming use Office Building. We will be utilizing the existing reception area and existing office space of the building as it currently exists and plan to update the interior main floor, currently an open room, into a professional photography studio.

Previous building use was as an HVAC service and repair company with a fleet of trucks that were dispatched from this location. On-premises work consisted of light manufacturing, storage and warehousing and service technician dispatch.

We believe that the proposed change will be less objectionable in external effects than the existing non-conforming use with respect to:

1. Traffic: previous occupant operated a fleet of service vehicles from this location. We will have light customer traffic with client meetings and/or photo shoots on-site. Employees will travel to and from photo shoots several times a day in regular passenger vehicles.
2. There will be extremely little to no noise, smoke, dust, fumes, vapors, gases, heat, odor, glare or vibration generated from our business operations.
3. We have little equipment storage needs and no waste disposal needs.
4. The exterior appearance will change little, with the exception of any necessary updates or improvements.

About Us:

HomeSpot Media is the leading Marketing and Photo/Video services company serving the Real Estate sector in the Greater Lehigh Valley Area. We are a real estate marketing company offering real estate agents, mortgage lenders and affiliated businesses comprehensive marketing services: agent branding, social media management, industry profile management, design services, and photo and video services. Normal hours of operation: 8:00am - 4:30pm Mon-Fri

Note: All photo/video services are entirely digital. We do not use any actual photographic film or any caustic chemicals typical in the traditional film industry.





