



SITE ADDRESS: 1612 Ravena Street

Office Use Only:
DATE SUBMITTED: 2/27/19 HEARING DATE: 3-27-19

PLACARD: yes FEE: \$500.00

ZONING CLASSIFICATION: RG LOT SIZE: 70' x 115'

**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>Dominic A. Villani, Jr.</u>
Address <u>709 Jennings Place</u>
<u>Bethlehem, PA 18017</u>
Phone: <u>[REDACTED]</u>
Email: <u>[REDACTED]</u>
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 Sima Vosough, Kyarash Vossough and Katayoun Vossough

Address 20 School House Lane

Easton, PA 18042

Phone:

Email:

ATTORNEY (if applicable):

Name James J. Holzinger, Esquire

Address 1216 Linden 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. 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)3	40' Lot Width	35' Lot Width	5' Lot Width
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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: _____

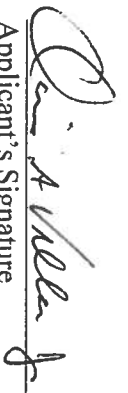
If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

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
Dominic A. Villani, Jr.
February 27, 2019
Date



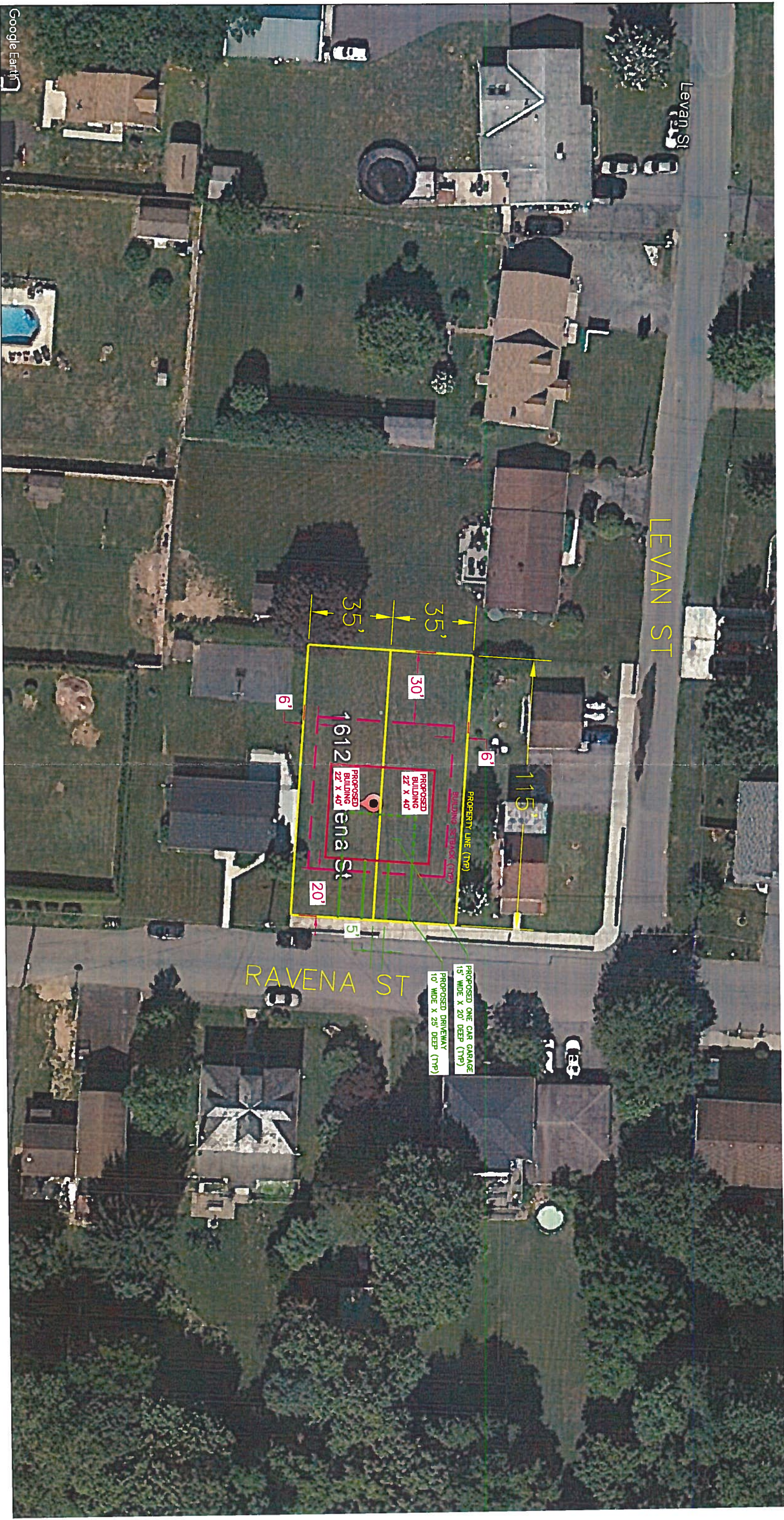
Property ~~owner's~~ Signature
Katayoun Vossough, Individually and as Agent (POA)
for Kyarash Vossough and Sima Vosough
February 27, 2019
Date

Received by _____ Date _____

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

Applicant requests a Variance from the lot width requirement of 40' per unit for allowed Single Family Semi-Detached Dwelling units, to subdivide and construct such a dwelling on a lot having a lot width of 70', allowing for 35' lot width per unit. The total lot area is 8050 square feet which meets the minimum tract size for a Single Family Semi-Detached Dwelling and the Applicant can satisfy all other yard requirements.

Applicant believes that a two story Single Family Semi-Detached Dwelling will fit into the neighborhood which currently consists of one and two story Single Family Dwellings as well as Single Family Attached Dwellings (town homes).



Levan St

LEVAN ST

RAVENA ST



PROPOSED ONE-CAR GARAGE
15' WIDE X 20' DEEP (TYP)

PROPOSED DRIVEWAY
10' WIDE X 25' DEEP (TYP)

PROPOSED BUILDING
22' X 40'

PROPOSED BUILDING
22' X 40'

1612

Levan St

20'

5'

6'

6'

6'

6'

6'

6'

6'

6'

6'

6'

6'

6'

6'

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6'

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6'