



SITE ADDRESS: 2192 W. Union Blvd

Office Use Only:

DATE SUBMITTED: 2/28/19 HEARING DATE: 3/27/19

PLACARD: yes FEE: \$500.00

ZONING CLASSIFICATION: C.S LOT SIZE: _____

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:	<u>Sign Shop of the Palom's</u>
Name	<u>Tim Bennett</u>
Address	<u>1745 W. Allen St.</u> <u>Allentown, PA 18104</u>
Phone:	<u>610-265-2578 or 610-265-9667</u>
Email:	<u>tim@ssop.solutions</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	<u>Brixmor Property Group</u>
Address	<u>One Fayette Street Suite 150</u>

Conshohocken, PA 19428

Phone: [REDACTED]
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
<u>1320.09.9.3.v</u>	<u>40' OAH</u>	<u>42'4" OAH</u>	<u>2'4"</u>
<u>1320.09.9.3.v</u>	<u>150 sq ft</u>	<u>366.5 sq ft</u>	<u>216.5 sq ft</u>

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 1320.09.a.3.v and vi
OAH - increase from 40' to 42'4"
Square footage maximums - Increase BIG LOTS to 170 sq ft

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

2/28/19
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.

BIG LOTS

2192 West Union Blvd

Bethlehem, PA 18018

OAH of Freestanding Pylon Sign – 42' 4"

BIG LOTS – 8' 5" x 20' 2" – 170 sq ft

Marshall's – 3' 0" x 14' 6" – 43.5 sq ft

A&W/KFC – 8' 1" x 13' 10" – 112 sq ft

Changeable Copy – 5' 0" x 8' 1" – 41 sq ft

LAND AND BUSINESS OWNER AUTHORIZATION AND CONSENT

TO: Hilton Displays, Inc.
FROM: Brixmor Property Group
RE: BIG LOTS #1380 Bethlehem, PA

I declare and affirm that I am the Business Owner and Owner or Trustee of the real property (land) located at

2192 West Union Blvd, Bethlehem, PA 18018

(Street Address, City, and State)

And have full authority to authorize

Hilton Displays, Inc.

(Name of person or Company)

and their subcontractors to submit a Permanent Sign Application for the aforementioned real property. I understand that sign construction is subject to Building code and contractor competency requirements as administered by the **City of Bethlehem** Building Inspections Department.

In addition, I hereby give notice to the sign permitting authority that I approve the sign Design Documents as submitted.

I authorize the sign vendor, Hilton Displays, Inc., under contract with **Sign Shop of the Poconos** to make application for and secure the necessary permit(s) and install the new approved signage.

<u>Maureen Delaney</u>	<u>Maureen Delaney</u>	<u>Assistant Property Manager</u>	<u>1/15/19</u>
Signature	Name (Print)	Title	Date

2019



Site Recommendation Book

BIGLOTSI #1380
2192 West Union Blvd
Bethlehem, PA 18018

QID# 18-44433

Designer:
Glenn Miller

Date
12-17-18



125 Hillside Drive Greenville, South Carolina 29607

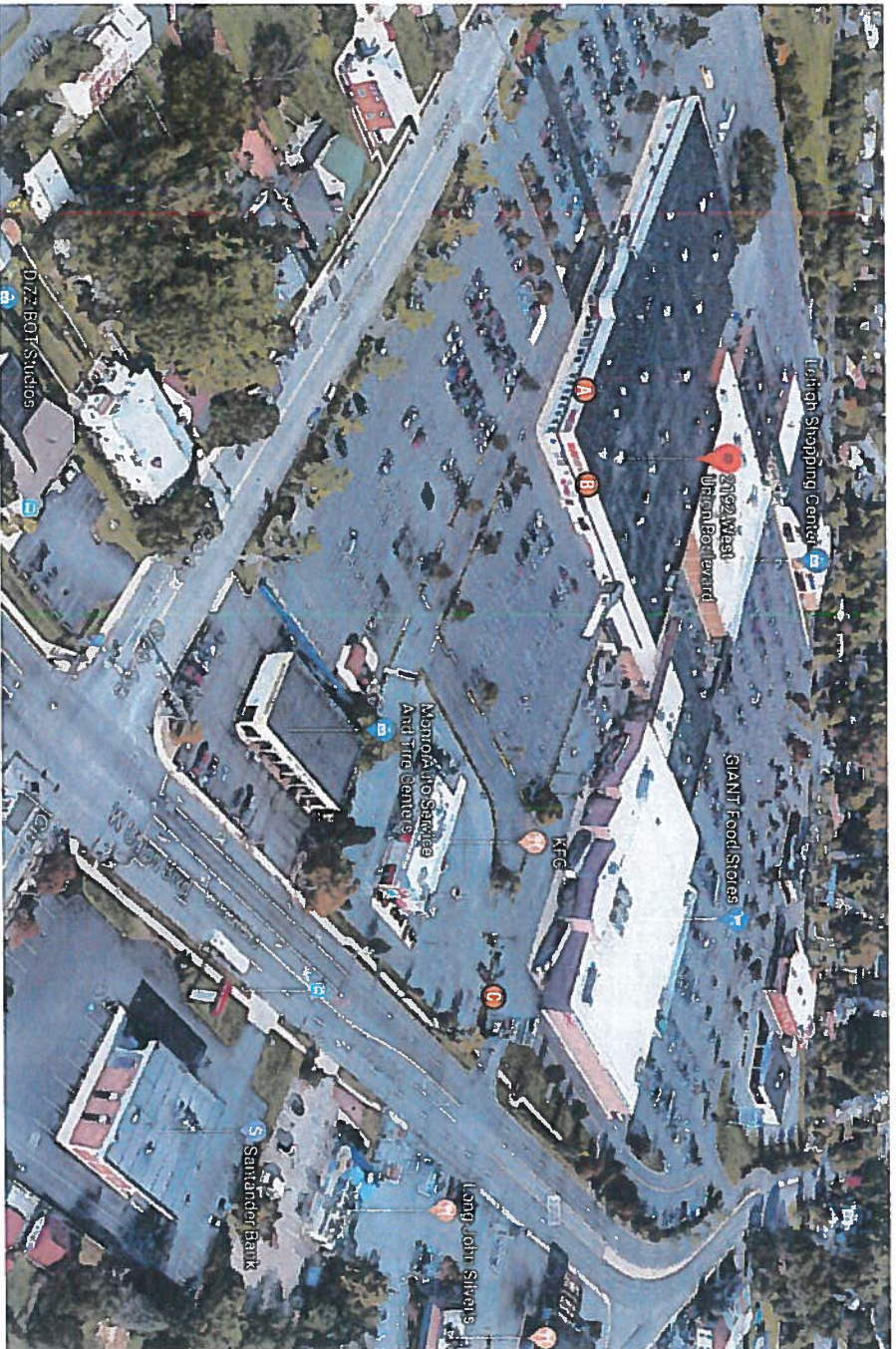
Phone: 864-233-0401

National Toll Free: (800) 353-9132

www.hilondisplays.com

SITE PLAN

- (A)** 4' CHANNEL LETTERS
- (B)** 5' CHANNEL LETTERS
- (C)** PYLON TENANT PANELS



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HILTON DISPLAYWAYS

125 HILLSIDE DRIVE • GREENWELL, SC 29607
 P 803.533.9132 • F 803.242.2294
 www.hiltondisplay.com

QID 18-44433

JOB NAME

Big Lots #1380

LOCATION

**2192 West Union Blvd
 Bethlehem, PA 18018**

CUSTOMER CONTACT

**SALESMAN / PM
 Zach Thornton**

**DESIGNER
 Glenn Miller**

**DWG. DATE
 12-17-18**

REV. DATE / REVISION

**SCALE
 NOT TO SCALE**

FILE

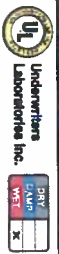
**2018/Big Lots/
 Bethlehem PA/18-44433/
 BL Bethlehem PA 1380**

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT:

SI. SRVE. LANDSCRD.

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN RENDERING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY VARY IN APPEARANCE FROM THIS DRAWING.



TENANT FACES
BL-18-44433-1

Qty: 2

20' - 2" OS
 19' - 9 1/2" VO



Front View

SCALE: 3/8" = 1'-0" (11X17 PAPER)

SPECIFICATIONS

- FACES: WHITE FLEX FACES w/ 1ST SURFACE VINYL
- BIGLOTS: 3M 3630-22 BLACK / SHOW THRU WHITE COPY
- EXCLAMATION: 3M 3630-44 ORANGE

NOTES:
 RETAINERS: 2 1/4"



EXISTING



PROPOSED

HILTON DISPLAYS
 135 HILLSIDE DRIVE • GREENWILL, SC 29607
 P 803 553 9172 • F 803 252 2204
 www.hiltondisplays.com

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SCALE
 AS NOTED

FILE
 2018/Big Lots/
 Bethlehem PA/18-44433/
 BL Bethlehem PA 1380

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT:

SIGNAL LANDLORD:

UL Underwriters Laboratories Inc.

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