



SITE ADDRESS: 345 2nd Ave

Office Use Only:

DATE SUBMITTED: 1-31-19

HEARING DATE: 03-07-19

PLACARD:

FEE: 500.00

ZONING CLASSIFICATION: RT

LOT SIZE: 2.57 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: Proposed use / changes of plan

SECTION 1

APPLICANT:	
Name	<u>Peron Armory LP</u>
Address	<u>60 West Broad St. Suite 102</u> <u>Bethlehem, Pa 18018</u>
Phone:	[REDACTED]
Email:	[REDACTED]
OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written	

JAN 30 2019

authorization from the owner of the property when this application is filed.	
Name	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	Seth Tipton
Address	60 West Broad St. Suite 102 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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

Use Variance to permit the use of the existing armory "drill hall" for a "Live Workunit". The property is currently in the RT zone. Live Work units are permitted in the CB, CL, and IR-R zones pursuant to Sec 1322.03

If the Applicant seeks a Special Exception, please state the specific section (s) of Zoning Ordinance applicable: _____

Z.20 of the ordinance

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

1/29/19
Date



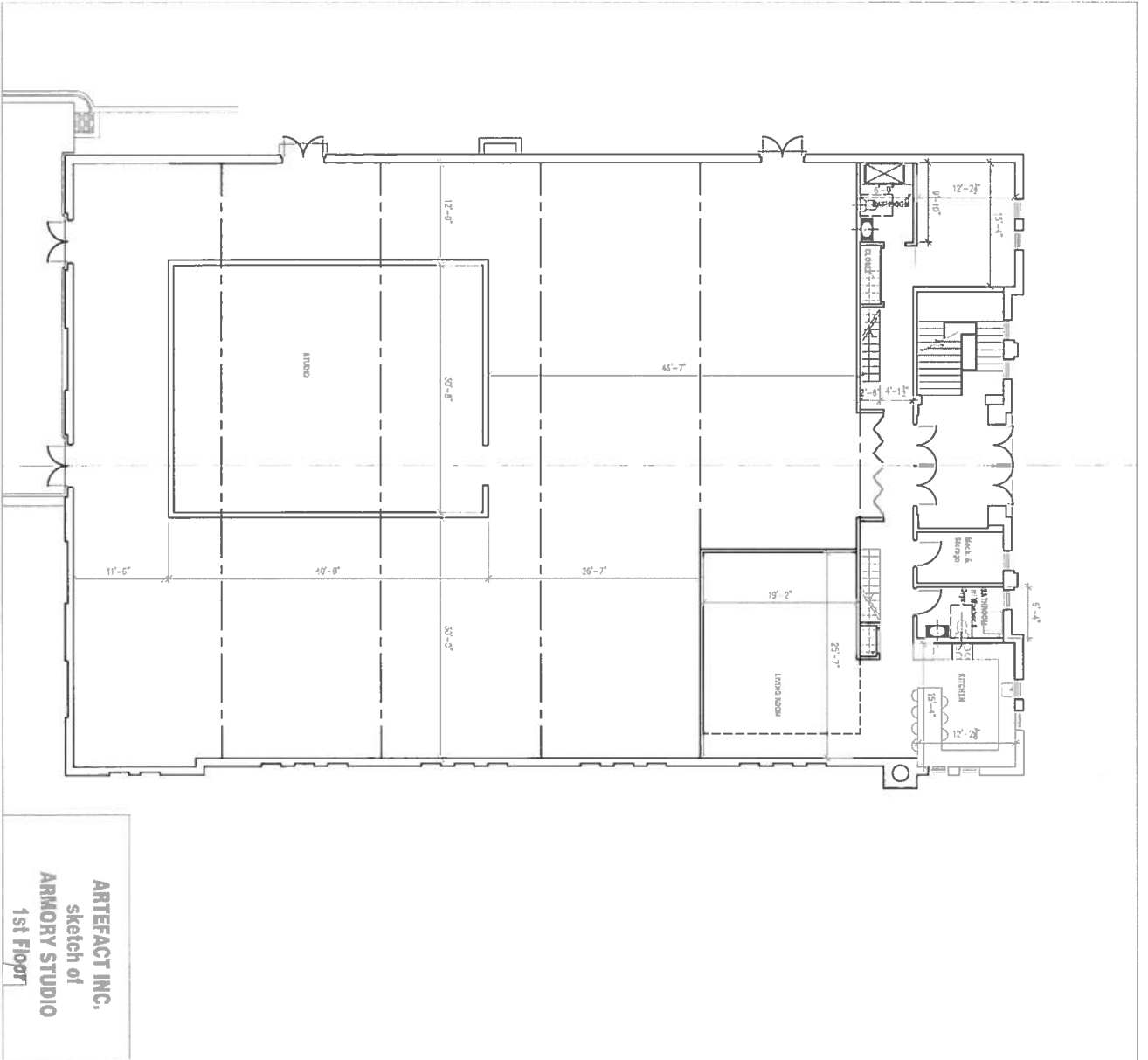
Property owner's Signature

1/29/19
Date

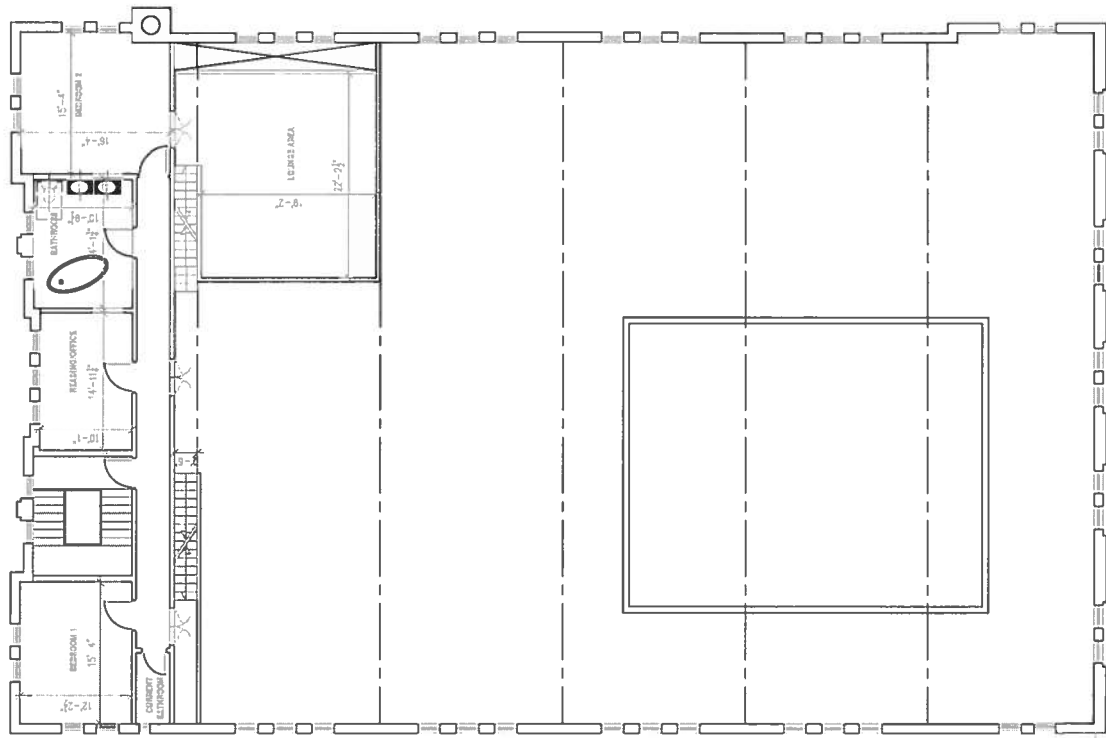
Received by

Date

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



ARTEFACT INC.
 sketch of
 ARMORY STUDIO
 1st Floor



ARTEFACT INC.
 sketch of
 ARMORY STUDIO
 2nd Floor



Seth R. Tipton | Partner
610.691.7900 x 1039
stipton@floriolaw.com

January 30, 2019

City of Bethlehem
ATTN: Darlene L. Heller, Director of Planning & Zoning
10 East Church Street
Bethlehem PA 18018

Re: Variance Request for Peron Armory LP

Dear Ms. Heller:

Enclosed please find Peron Armory LP's (the "Applicant") application for variances from the City of Bethlehem's Zoning Ordinance (the "Ordinance") for the property located at 345 2nd Avenue, Bethlehem, Pennsylvania, 18018 (PIN: 642747310879-1 and 642747202360-1) (collectively, the "Property"). The relief the Applicant seeks is as follows:

- 1) Use variance to permit the use of the existing armory building for a "Live Work unit" as that term is defined in the Ordinance. The Property is presently in the RT zone. Live Work units are permitted in the CB, CL and IR-R zones pursuant to Section 1322.03.z.20 of the Ordinance. The Applicant proposes to use the existing armory building as live work studio for a local artist, who will use approximately 50% of the drill hall for an art studio and the other 50% for living. The basement of the building will be modified to provide two garage spaces for the artist. The loading dock previously designed for the building will be eliminated on the west side of the building and moved to the east side of the building in the garages. The former loading dock space on the west side will be made into parking spaces, thus increasing the total number of offsite parking spaces for the project.
- 2) Variance from conditions of approval. Pursuant to the enclosed decision of the Zoning Hearing Board (the "Board"), the Board approved several variances relative to the planned construction of 70 residential units. There were a number of conditions imposed upon the Property and Applicant relative to this approval, and the Applicant seeks relief relative to two of them to allow construction of one additional residential unit.
 - a. Condition 1 limited the project to 20 two-bedroom and 50 one-bedroom units.
 - b. Condition 2 limited the project to 70 units total.

We believe these proposed variances are consistent with the plan for the Property and the concerns raised by citizens at the initial variance hearings. Please place us on the agenda for the next scheduled Board meeting, and do not hesitate to contact me should you need anything further. Thank you.

Very truly yours,
Florio Perrucci Steinhardt & Cappelli LLC



Seth R. Tipton, Esquire

Enclosure