



SITE ADDRESS: 403 W Union Blvd Bethlehem

Office Use Only:

DATE SUBMITTED: JUNE 19 2019

HEARING DATE: JULY 24, 2019

PLACARD: YES

FEE: 500<sup>00</sup>

ZONING CLASSIFICATION: RT

LOT SIZE: 170 x 150



**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 4<sup>th</sup> Wednesday of the month. The hearing will be held the 4<sup>th</sup> 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**

<b>APPLICANT:</b>	
Name	<u>CASILIO Concrete Corp.</u>
Address	<u>1035 Mauch Chunk Rd</u> <u>PO Box 1036 Bethlehem PA 18016-1036</u>
Phone:	
Email:	
<b>OWNER</b> (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
Address
Phone:
Email:
<b>ATTORNEY (if applicable):</b>
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: \_\_\_\_\_

See Attached

\_\_\_\_\_  
\_\_\_\_\_  
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.

*Alfonsa Alfede*  
Applicant's Signature

6-19-19  
Date

*Alfonsa Alfede*  
Property owner's Signature

6-19-19  
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.**

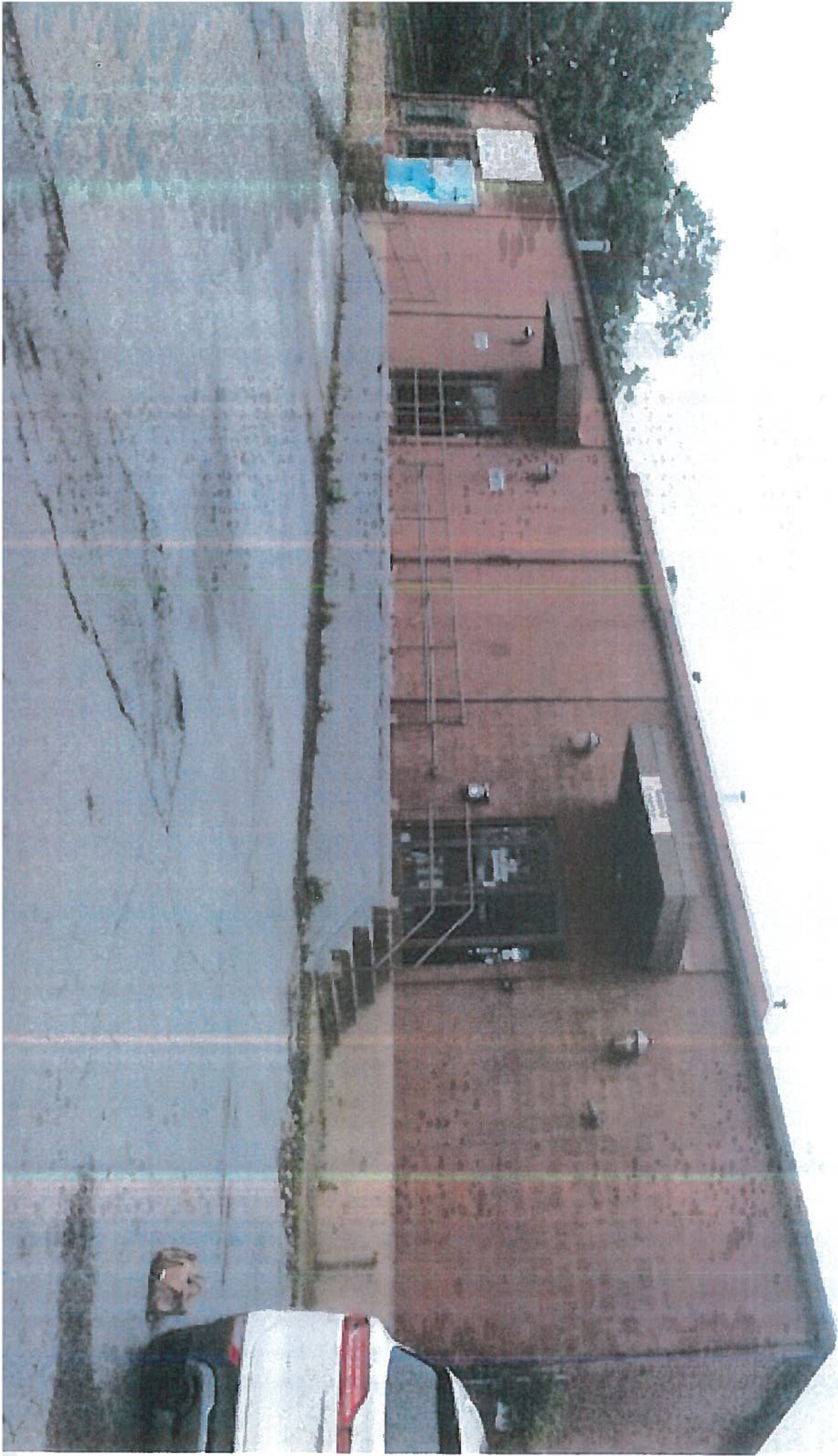
403 W Union Blvd Bethlehem – Casilio Concrete Corp

Section 1304.04 – Tenant will use the premises for Retail Sales & Storage of Commercial & Residential Flooring Products, Flooring Installation Tools & Flooring Supplies.

Section 1323.07 – The use of the tenant is similar to the building owner’s previously approved use on 9/8/11.

Section 1319.01 – There is ample Parking on site.

Section 1320.08 – Signage will be similar to current and/or within the City’s requirements.



# THOMPSON LAW OFFICES

1177 North Sixth Street  
Whitehall, PA 18052  
Tel. 610.403.3400 ext. 221  
Fax 610.403.1020

September 8, 2011

Jim Casilio  
1035 Mauch Chunk Road  
Bethlehem, PA 18018

**RE: MATTER: Appeal of Casilio Concrete Construction**  
**ADDRESS: 403 West Union Boulevard**  
**FILE: 2011-23**

Dear Mr. Casilio:

Under Section 908(9) of the Municipalities Planning Code, the Zoning Hearing Board may issue written findings of fact to accompany an approved application before the Board. This letter constitutes such findings of fact.

## **I. Findings**

1. A Hearing was held on July 27, 2011 regarding the Applicant's request for a special exception to change a lawful nonconforming use (electrical supply) to a concrete supply store and showroom, as well as a dimensional variance from the sign standards to increase and illuminate the existing signage on the property.
2. Members of the Board who were present at the hearing were Gus Loupos, Chairman, Members William Fitzpatrick and Ken Kraft, and alternate member Ron Lutes.
3. The request to change the nonconforming use by special exception was made pursuant to 1323.07 and 1325.07. The request for the dimensional variances from the sign standards were made under Section 1320.08(a)(11)(II).
4. The property is located in the RM Residential Zoning District.
5. The former use of the property was Friedman Electric.
6. The Applicant proposes to install a patterned concrete showroom and manufacturing use on the premises.

7. The proposed plan is to use the existing lighting showroom for the decorative concrete showroom.
8. The existing warehouse is proposed for manufacturing. The space is approximately 3000 square feet.
9. The manufacturing area will be used for the construction of concrete countertops, architectural pieces and fireplaces.
10. The proposed signage will essentially replace the existing signage with an additional sign for the showroom use and directional/information signs.
11. The proposed showroom use will be open from 6:30 to 4:30 Monday through Friday and will have Saturday and Sunday showroom hours.
12. Parking is more than adequate for the proposed use.
13. Deliveries will be made at the existing distribution area located to the rear of the building.
14. Truck delivery is suitable for the property.
15. The manufacturing use will have its own entryway.
16. All operations will be conducted inside and no dust or fumes will be emitted into the atmosphere.
17. Concrete waste will be recycled and reused for the manufacturing process.
18. Other waste will be disposed according to environmental regulations.
19. The proposed sign will be illuminated yet no residences will be impacted by light emission.

## **II. Exhibits**

**Board's Exhibit #1:** Application and attached plan.

**Applicant's Exhibits #1:** Collection of Photographs with 2 product brochures.

**III. Decision of the Board**

Based upon the testimony and evidence presented at the hearing, the Board granted the special exception to change a nonconforming use to another and dimensional variances from the existing sign regulations as requested (by 3-0 vote).

You have a right to appeal these findings of fact within thirty (30) days from the date of this letter to the Court of Common Pleas where the subject premises is situated. Other parties who either may have entered their appearance at the hearing or did not appear before the Zoning Hearing Board may also appeal these findings within the thirty (30) days. These findings will be on file with the City of Bethlehem Zoning Department.

Very truly yours,



Mickey K. Thompson  
Solicitor  
Bethlehem Zoning Hearing Board

MKT/owk  
c: Chris Bartleson, Zoning Officer  
City of Bethlehem