



SITE ADDRESS: 632 TERRACE AVE 18018

Office Use Only:

DATE SUBMITTED: 26 JUNE 2019

HEARING DATE: 24 JULY 2019

PLACARD: \_\_\_\_\_

FEE: 250<sup>00</sup>

ZONING CLASSIFICATION: RT

LOT SIZE: 46' x 185'



**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>RANDALL W. HARTMAN</u>
Address	<u>632 TERRACE AVE</u>
	<u>BETHLEHEM PA 18018</u>
Phone:	
Email:	
<b>OWNER (if different from Applicant):</b> 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
1306.03 (b)	2' SIDE	0	2'
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

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

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

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**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

6-25-19  
\_\_\_\_\_  
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.**

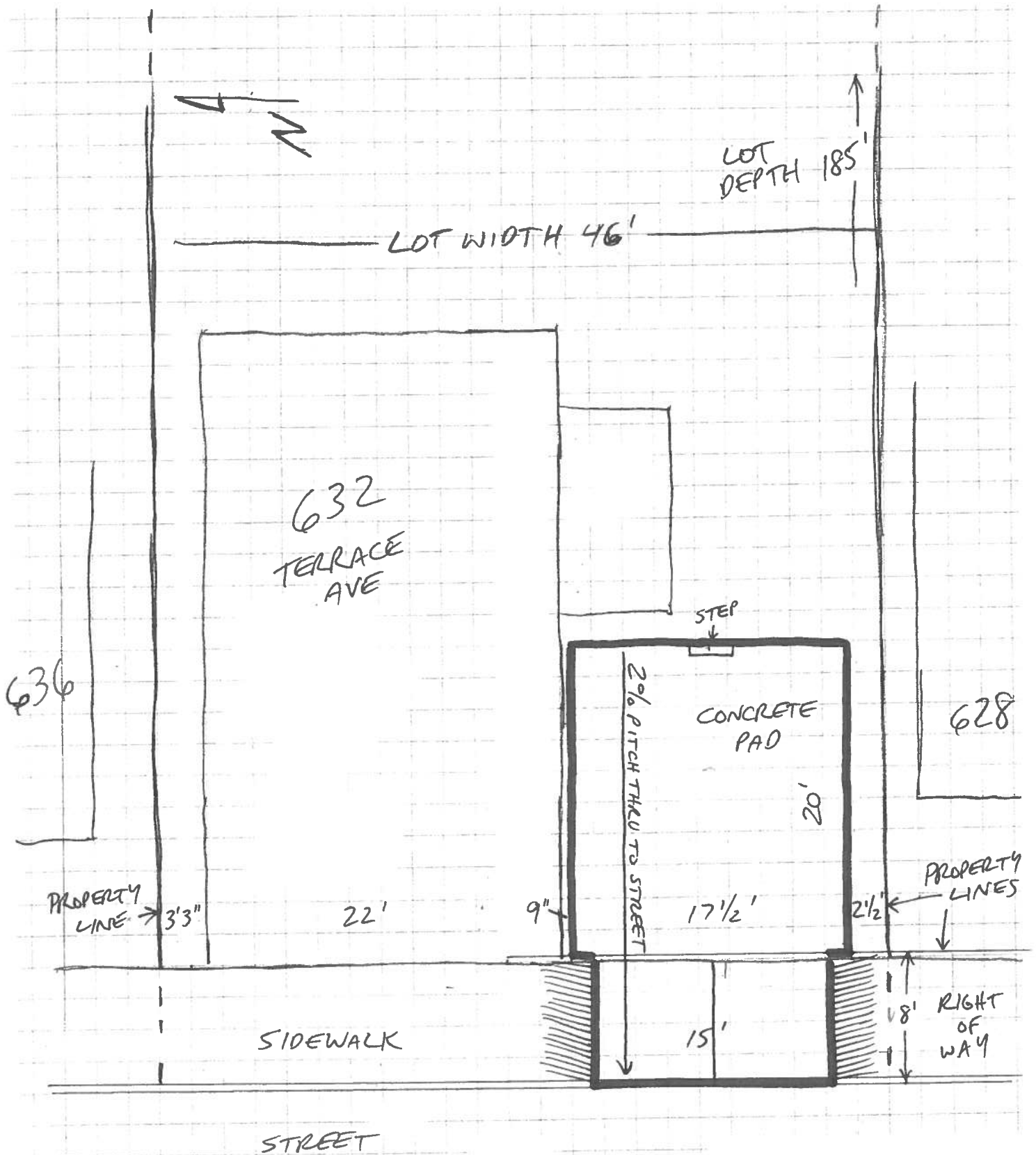
## Narrative for zoning appeal

My wife and I have submitted a plan for an off-street parking pad in the yard beside our home at 632 (see exhibits A,C,G,H). It has preliminary approval from engineering and zoning. Zoning has stipulated a 2.5' setback on the right side property line. This setback restricts the width of the pad to 17.5' (see exhibits A,D). That is generous for one car but not enough for two. Eliminating one on-street space to create one off-street space hardly seems practical. We will be making a considerable investment and want to maximize our opportunity. There is a simple solution.

We seek relief from this side setback from 2.5' to 0. This would allow the pad to be 20' wide which would be ample for two cars (see exhibits B,E,F). While creating the driveway is going to eliminate one parking space from the street, a 20' wide pad would remove two cars from the street. It would be a net positive, and benefit not just us but everyone on this street. There currently are 4 properties on our street with parking pads beside the house and they are all built to the property line (see exhibit I). We see this as the best and highest use for this limited piece of property.

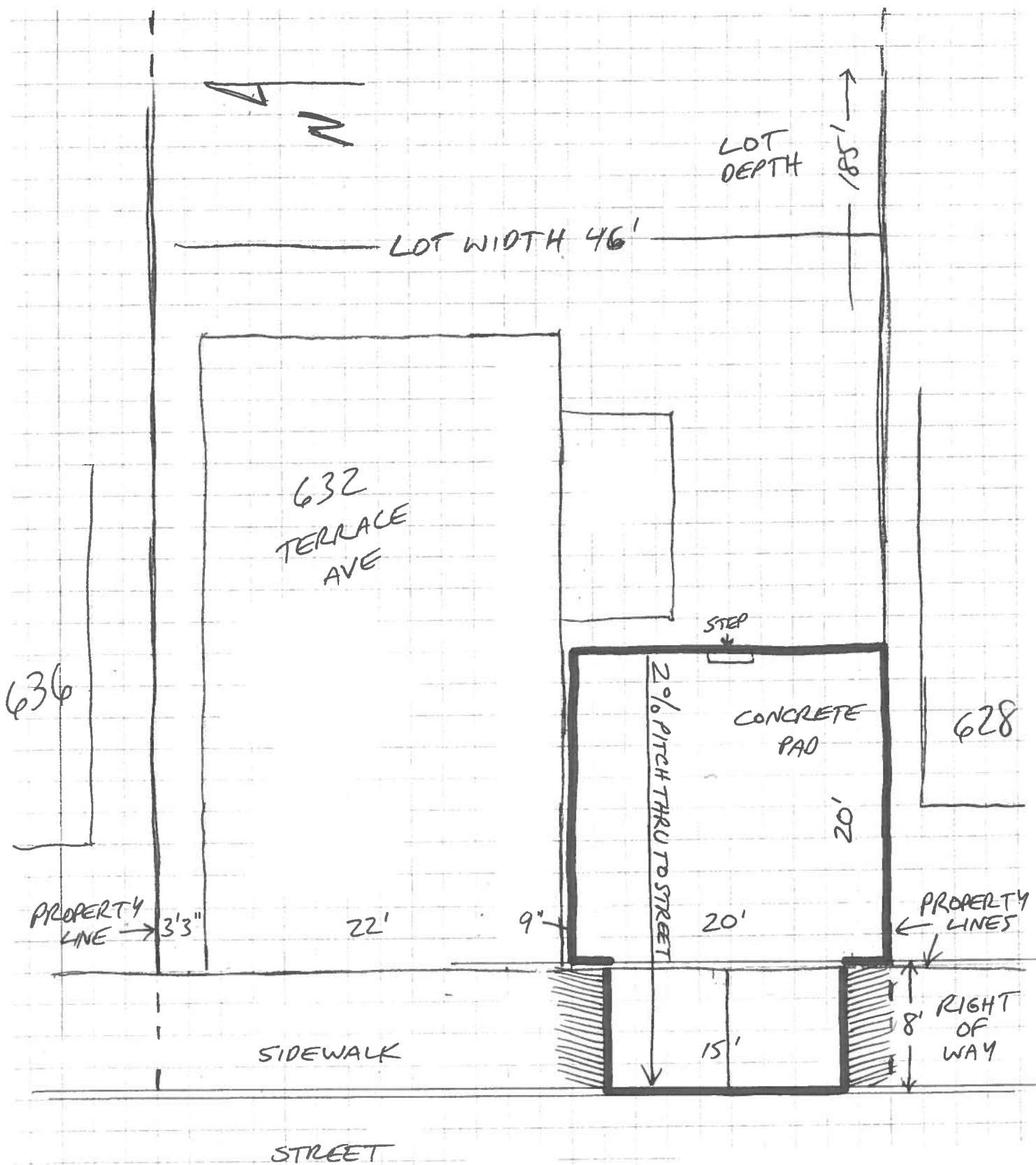
## List of attached exhibits

- A- Scale site plan using 2.5' setback on right property line
- B- Scale site plan using 0 setback on right property line
- C- Not-to-scale general concept drawing
- D- 3D scale model using compact cars to show effect of 2.5' setback
- E- 3D scale model using compact cars to show effect of 0 setback
- F- Same as E viewed from rear
- G- Existing yard viewed from street
- H- Existing yard rear view
- I- Existing properties on Terrace Ave with parking built to 0 setback



□ = 2 FT<sup>2</sup>  
 1/4" = 2'  
 FROM ASSESSMENT MAP  
 WARD 11 BLOCK 5A

Exhibit A



□ = 2 FT<sup>2</sup> FROM ASSESSMENT MAP  
 1/4" = 2' WARD 11 BLOCK 5A

Exhibit B

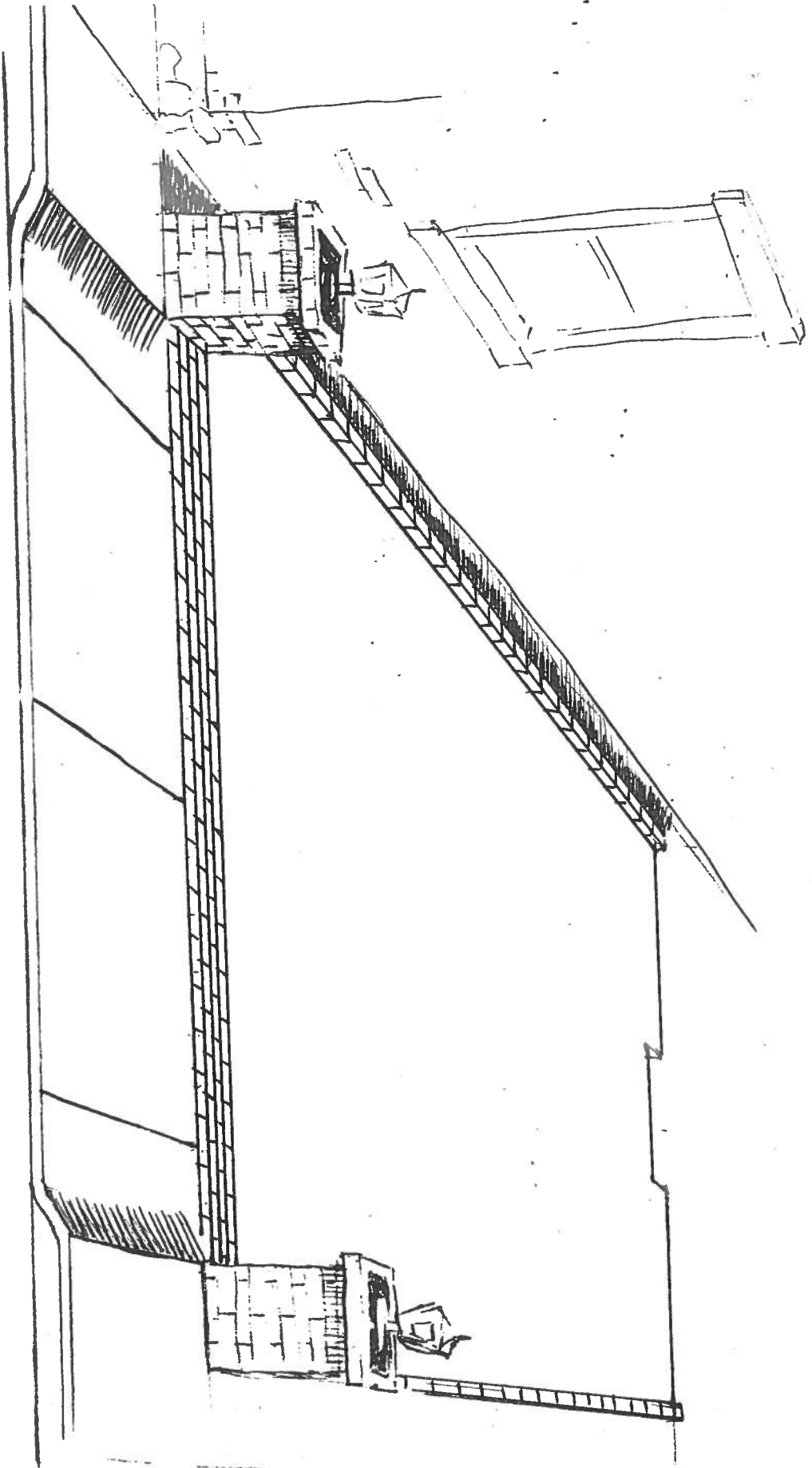
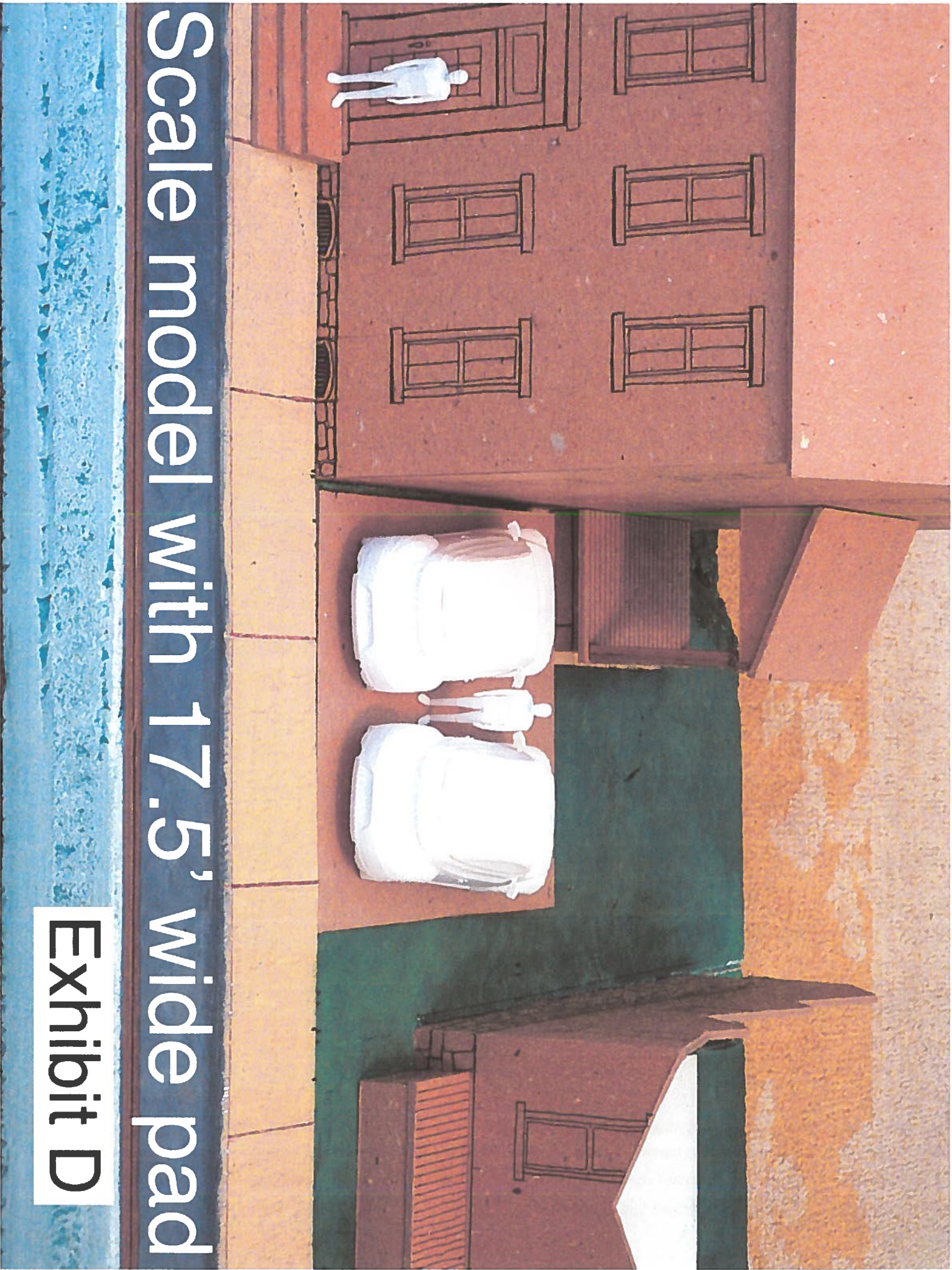


Exhibit C

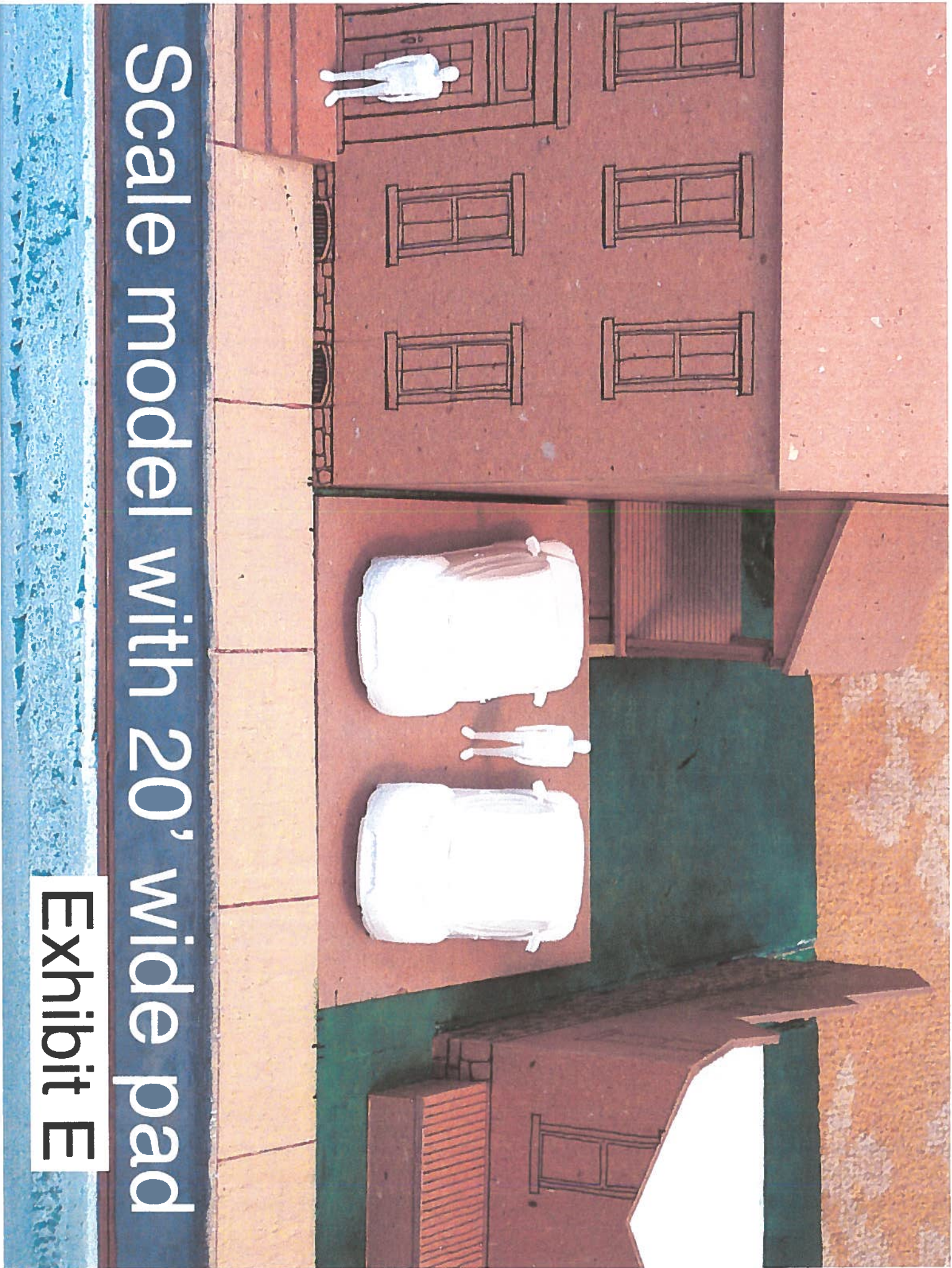




Scale model with 17.5' wide pad

Exhibit D

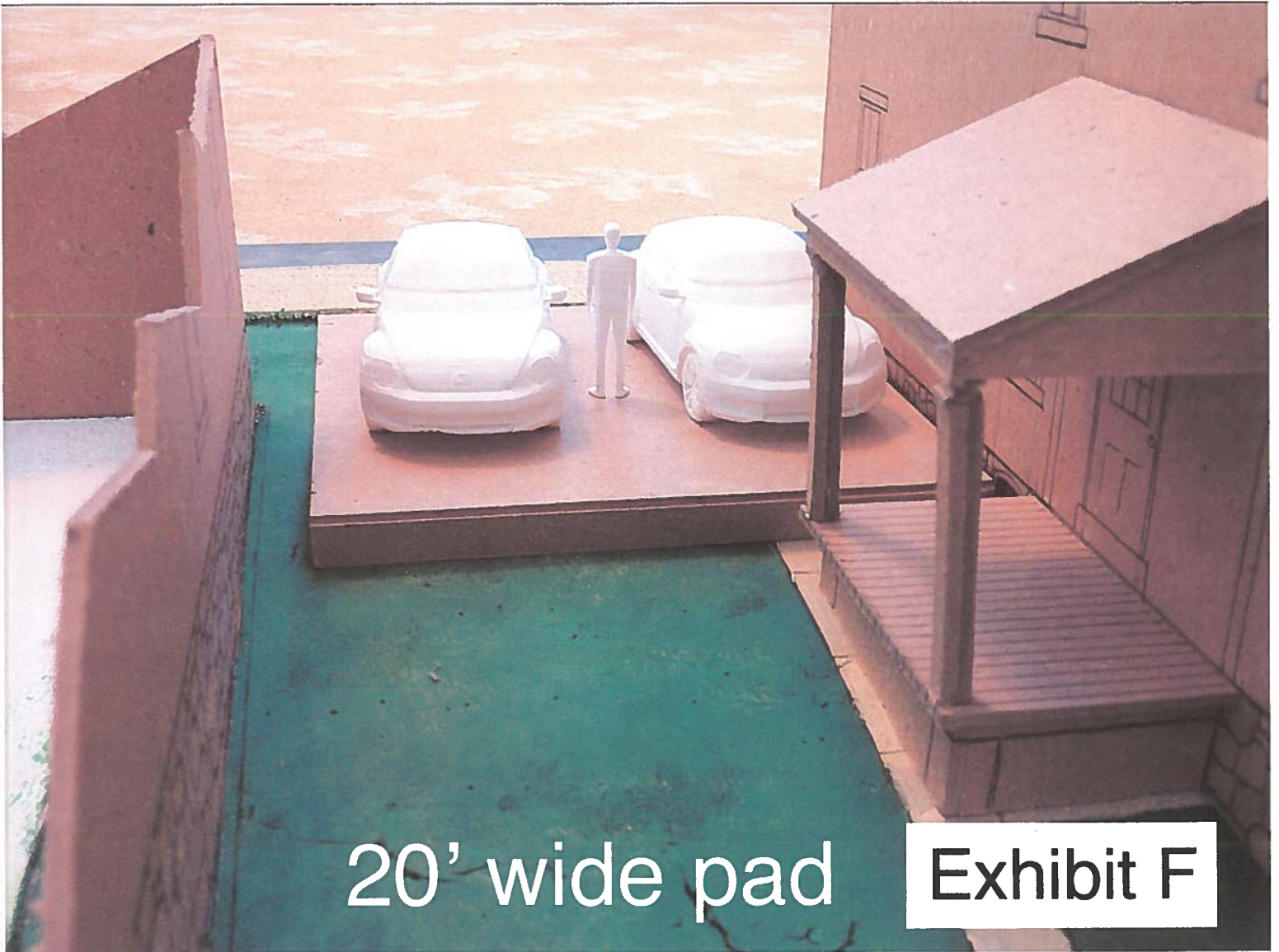




Scale model with 20' wide pad

Exhibit E





20' wide pad

Exhibit F



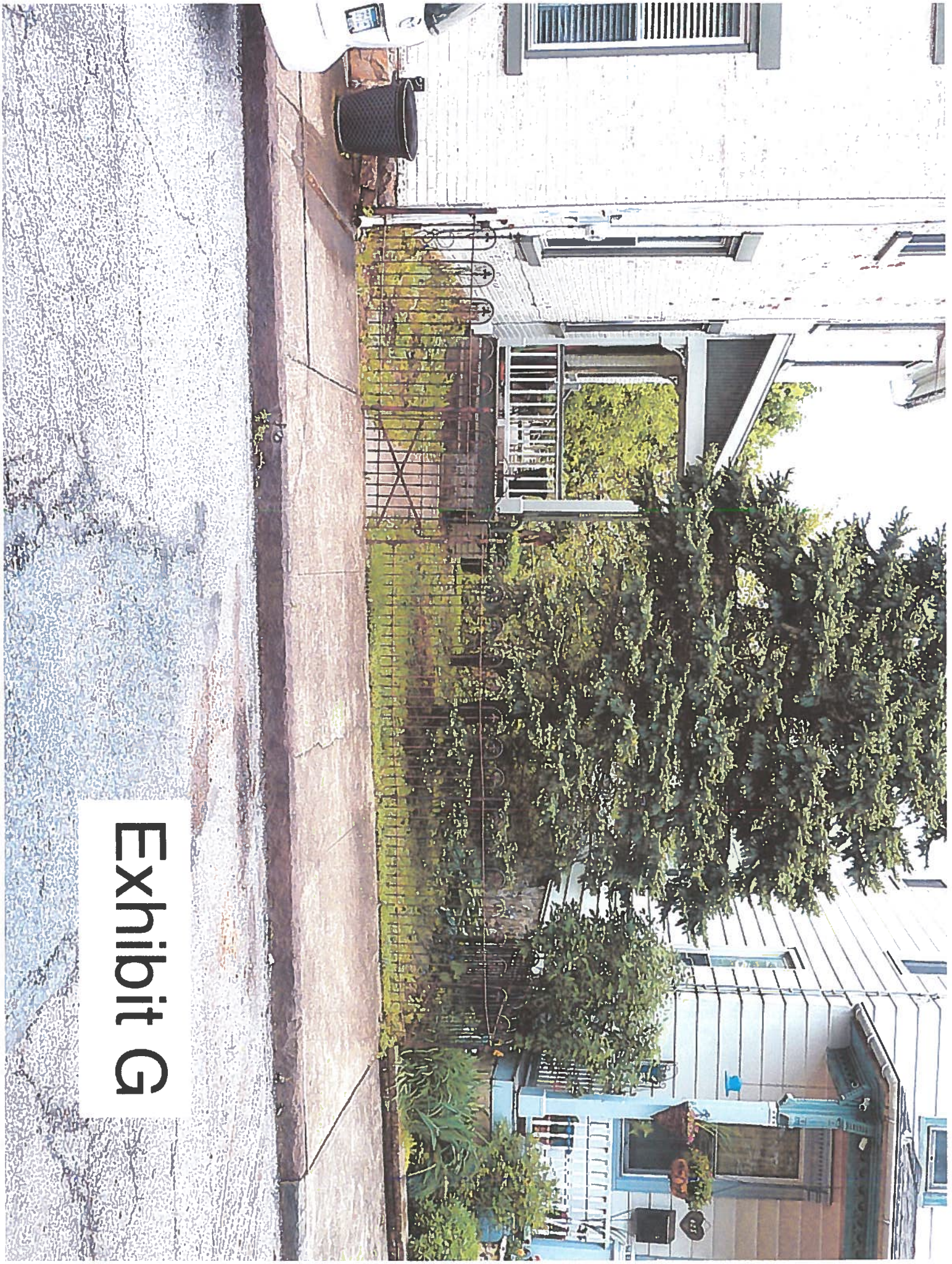


Exhibit G



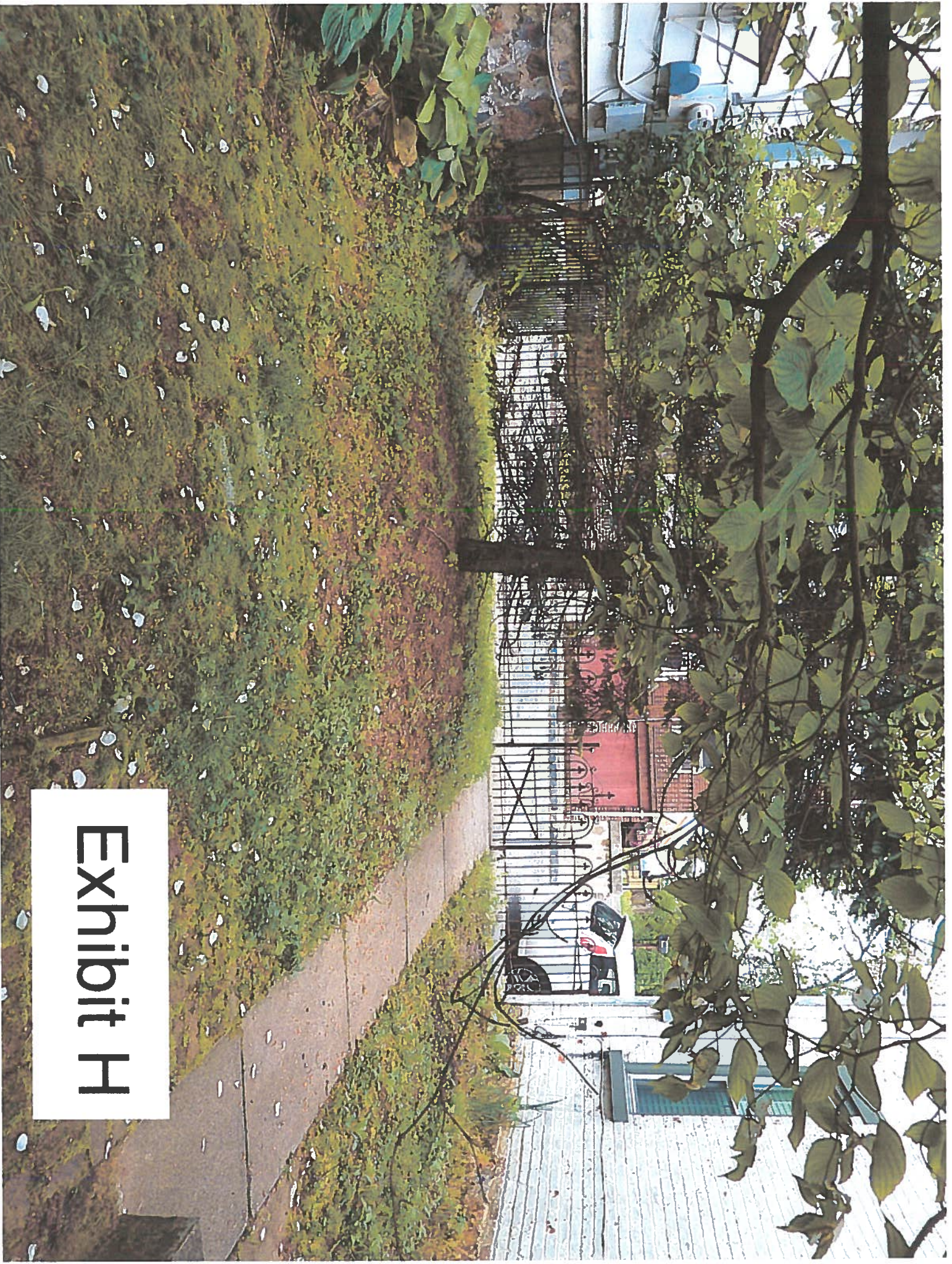


Exhibit H





Four parking areas with 0' side setback

140 W Broad

612 614

620

Exhibit I

632

Terrace Ave

Terrace Ave

Terrace Ave

W Raspberry St

Terrace Ave

Terrace Ave

Terrace Ave