



SITE ADDRESS: 1458 Main Street

Office Use Only:

DATE SUBMITTED: 9.10.19

HEARING DATE: 9.25.19

PLACARD: 9.10.19

FEE: 250⁰⁰

ZONING CLASSIFICATION: RS LOT SIZE: 40' x 120'

**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: Interpretation _____

SECTION 1

APPLICANT:

Name	565 West Lehigh Street Partners LLC
Address	1007 Prospect Avenue Bethlehem, PA 18017
Phone:	[REDACTED]
Email:	[REDACTED]
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	N/A
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	James J. Holzinger, Esquire
Address	1216 Linden Street Bethlehem, PA 18018
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
Please see attached narrative			

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):

Please see attached narrative

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.

565 West Lehigh Street Partners LLC

By:  _____
Applicant's Signature Authorized Member Date 9/10/19

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.

Applicant requests an Interpretation that the property in question, 1458 Main Street (the "1458 Lot"), is an existing non-conforming lot which did not merge into the adjoining property to the north, 1462 Main Street (the "1462 Lot"). Applicant asserts that the 1458 Lot has been treated as a separate lot since 1948 despite 1458 Lot and 1462 Lot being in common ownership since 1982 (Lot 1458 being Tract 3, and Lot 1462 being Tract Nos. 1 and 2 on a prior deed).

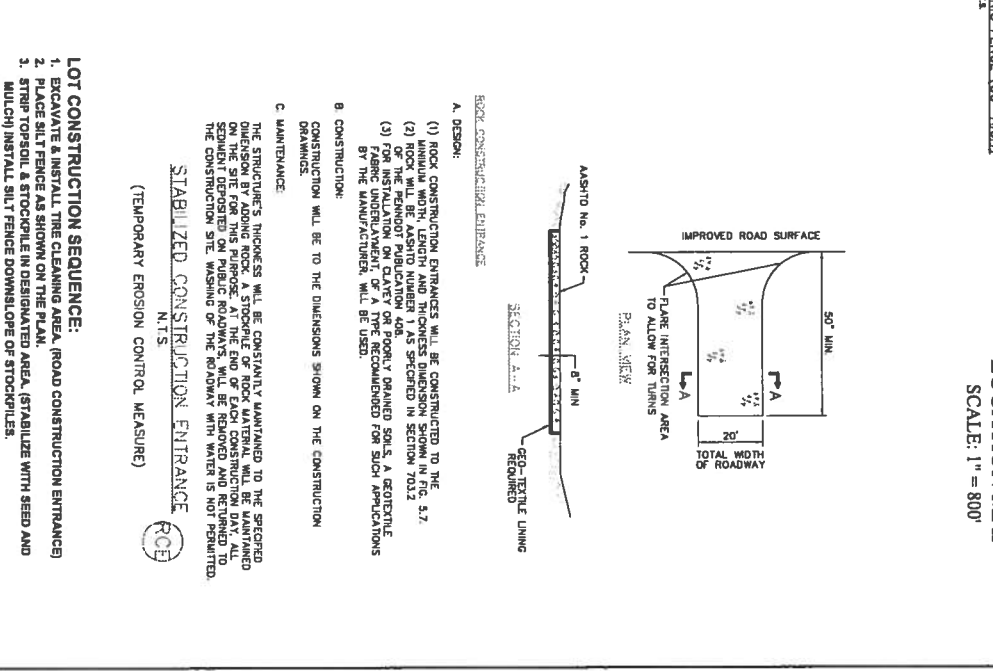
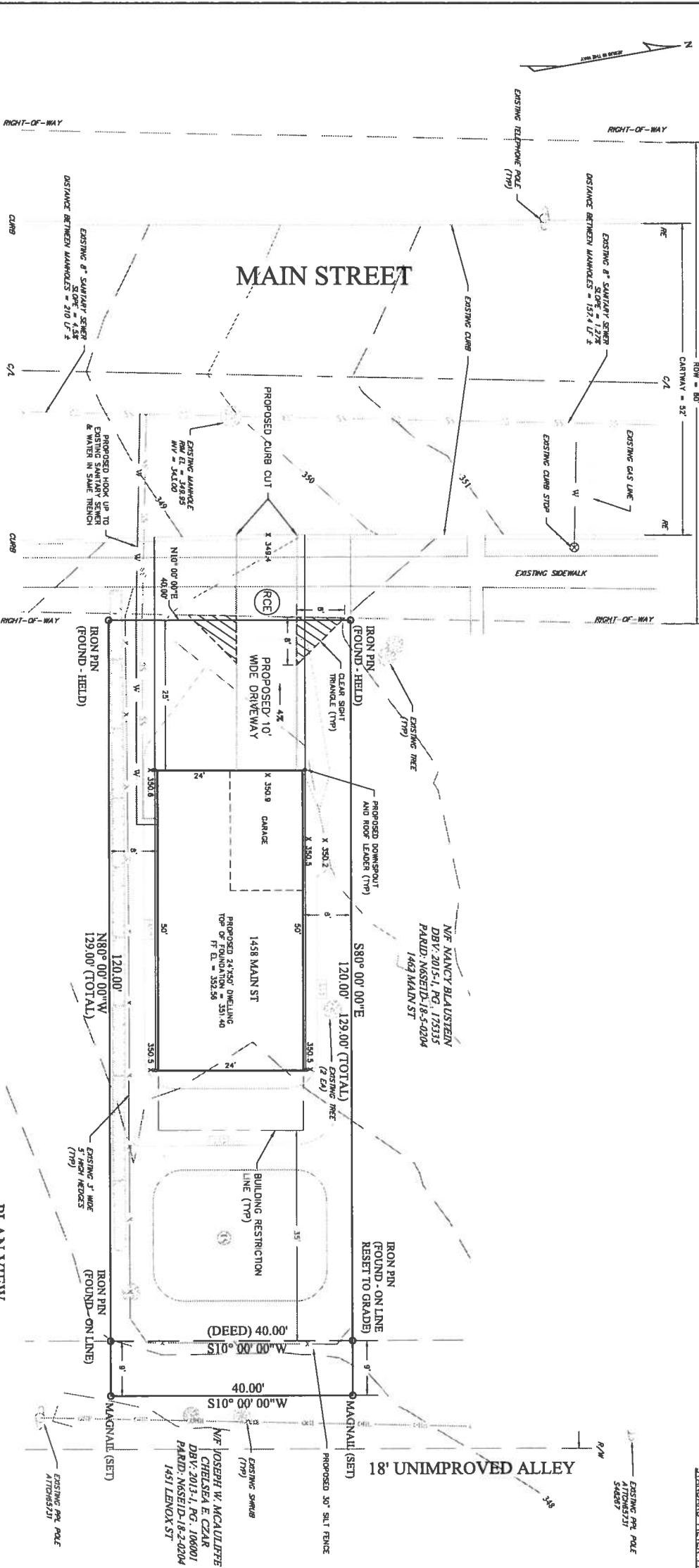
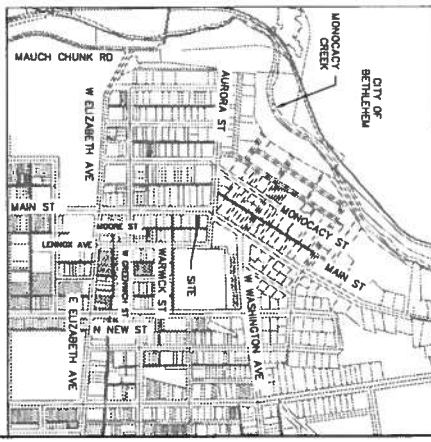
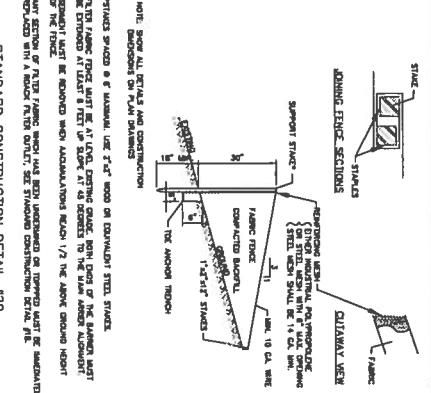
In the alternative, the Applicant requests Variances from the strict application of Code Sections 1306.01.a.2 (regarding lot size) and 1323.12b (merger of non-conforming lots).

- LEGEND:**
- BOUNDARY LINE: _____
 - ADJOINERS: _____
 - ROAD EDGE: _____
 - RIGHT-OF-WAY: _____
 - DAU - DRAINAGE & UTILITY EASEMENT: _____
 - EX. CONTOURS: _____
 - PROPOSED SPOT GRADE: _____
 - BUILDING SET BACK LINE: _____
 - EXISTING WATERLINE: _____
 - EXISTING WATER VALVE: _____
 - EXISTING SANITARY SEWER: _____
 - EXISTING SANITARY SEWER MANHOLE: _____
 - EXISTING GAS LINE: _____
 - PROPOSED SILT FENCE: _____
 - TEMPORARY STOCKPILE (TOPSOIL): _____

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 A WORKING DRAWING NOTICED FOR
 CONSTRUCTION TO BE FILED WITH THE
 COUNTY ENGINEERING OFFICE
 1-800-242-1776

- SITE DATA:**
- OWNER: NANCY BLAUSTEIN SITE ADDRESS: 1458 MAIN ST
 - DEVELOPER: DOMINIC A. VILLANI, JR. 664 BLUE CHURCH RD S COOPERSBURG, PA 18036-1877 BETHLEHEM, PA 18015
 - EQUITABLE OWNER: 565 W. LEHIGH PARTNERS, LLC 709 JENNINGS PLACE BETHLEHEM, PA 18017 EMAIL: DAVY322@YAHOO.COM PHONE: 239-272-3173
 - TOTAL ACRES: 5.1600 SQ FT OR 0.1185 ACRES (PER SURVEY)
 - PAID: NSEID 18 4 024 (WARD 14, BLOCK 12)
 - DEED BOOK VOLUME: BOOK 2015-1 PG. 175335
 - ZONING: RS - RESIDENTIAL DISTRICT
 - SETBACKS: FRONT 25' REAR 35'
 - SIDE 8' (EACH)
 - MIN. LOT AREA: 8,000 SQ. FT.
 - MIN. LOT AREA PER DWELLING: 8,000 SQ. FT.
 - MIN. LOT WIDTH: 75' PER DWELLING
 - MAX HEIGHT: 33' - 2 1/2 STORIES
 - MAX BUILDING COVERAGE: 25% (PROPOSED = 25% / DEED)
 - IMPERVIOUS COVER: EXISTING = 0 SQ. FT. PROPOSED = 1,450 SQ. FT.

- NOTES:**
- AREA: 4,800.00 SQ. FT. OR 0.1102 ACRES (DEED) 5,160.00 SQ. FT. OR 0.1185 ACRES (PER SURVEY - WITH 1 OF ABANDONED UNIMPROVED ALLEY)
 - REFERENCE PLAN: CITY OF BETHLEHEM BLOCK SURVEY PLAN CITY OF BETHLEHEM SANITARY SEWER BASE MAP 14
 - AVERAGE EXISTING GRADE SLOPE = 3%
 - SOILS: UOB: URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES
 - PA ONE CALL SERIAL # 20192104054
 - LIMIT OF DISTURBANCE LESS THAN 5,000 SQ. FT.
 - INERT: CONSTRUCT NEW 24" X 50" DWELLING ON VACANT 1458 MAIN STREET LOT.
 - PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM THE CITY ENGINEERING OFFICE.



- LOT CONSTRUCTION SEQUENCE:**
- EXCAVATE & INSTALL THE CLEANING AREA. (ROAD CONSTRUCTION ENTRANCE)
 - PLACE SILT FENCE AS SHOWN ON THE PLAN.
 - STRIP TOPSOIL & STOCKPILE IN DESIGNATED AREA. (STABILIZE WITH SEED AND MULCH) INSTALL SILT FENCE DOWNSLOPE OF STOCKPILES.
 - ROUGH GRADE SITE.
 - CONSTRUCT UNDERGROUND UTILITIES.
 - CONSTRUCT DWELLING.
 - FINISH GRADE SITE AND INSTALL INFILTRATION BEDS.
 - TIME PERMITTEE, SEED AND MULCH LAYING WHICH COVER THE TEMPORARY CONTROLS AFTER 75% UNIFORM PERENNIAL VEGETATION COVER.

CERTIFICATION OF OWNERSHIP

I (we), the owner(s) of 1458 MAIN ST, being duly sworn according to law, depose and say that I (we) am (are) the sole owner(s) of the above property in peaceful possession of the same and that there are no suits or liens pending affecting the title thereto.

Sworn and subscribed to before me this _____ day of _____, 2019

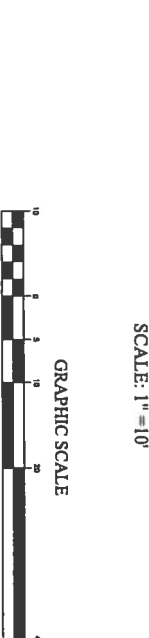
Signature of Owners _____

SEAL

My Commission expires on _____

ENGINEERS OR SURVEYORS CERTIFICATION

I hereby certify that this plan correctly and accurately represents the lands of the owner and, where applicable, the lots, buildings, streets, parking areas, walkways, and other structures and improvements shown thereon.



PRELIM/FINAL

PLOT PLAN of 1458 MAIN ST

FOR
DOMINIC A. VILLANI, JR.
 CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA

HOP - PES
 PROFESSIONAL ENGINEERING & SURVEYING
 2705 WILLOW ST. COPLAY, PA 18037 (610-994-3935)
 WWW.HOP-PES.COM (ROBERTHOPPESS@GMAIL.COM)

SCALE: 1" = 10'
 DATE: 8 AUGUST 2019

DRAWN BY: BRH
 DRAWING # 5-18-14

REV.	BY	CHK	DATE