



SITE ADDRESS: 305 1/2 THRU 321 VAN BUREN ST.

Office Use Only:

DATE SUBMITTED: 8.28.2019

HEARING DATE: 10.23.2019

PLACARD: 9.26.2019

FEE: \$ 500

ZONING CLASSIFICATION: RT

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:
Name Van Buren Development, LLC
Address 422 Thomas Street
Bethlehem, PA 18015
Phone: 
Email: 
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	equitable owner - Agreement of Sale will be provided at hearing
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	James F. Preston, Esquire
Address	38 West Market 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
<u>1306.01</u>	<u>see attached list</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.

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

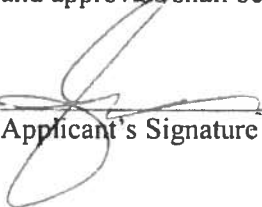
If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

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.

By:  _____ August 28, 2019
Applicant's Signature **James F. Preston, Esquire** Date
Attorney for Applicant

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.

IN RE: APPLICATION FOR VAN BUREN DEVELOPMENT, INC.

Dimensional relief (1306.01)

Lot A side yard (10 vs. 25ft) note c

Lot A area per dwelling unit (2181 vs 2200)

Lot A max building coverage

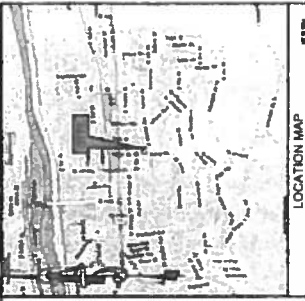
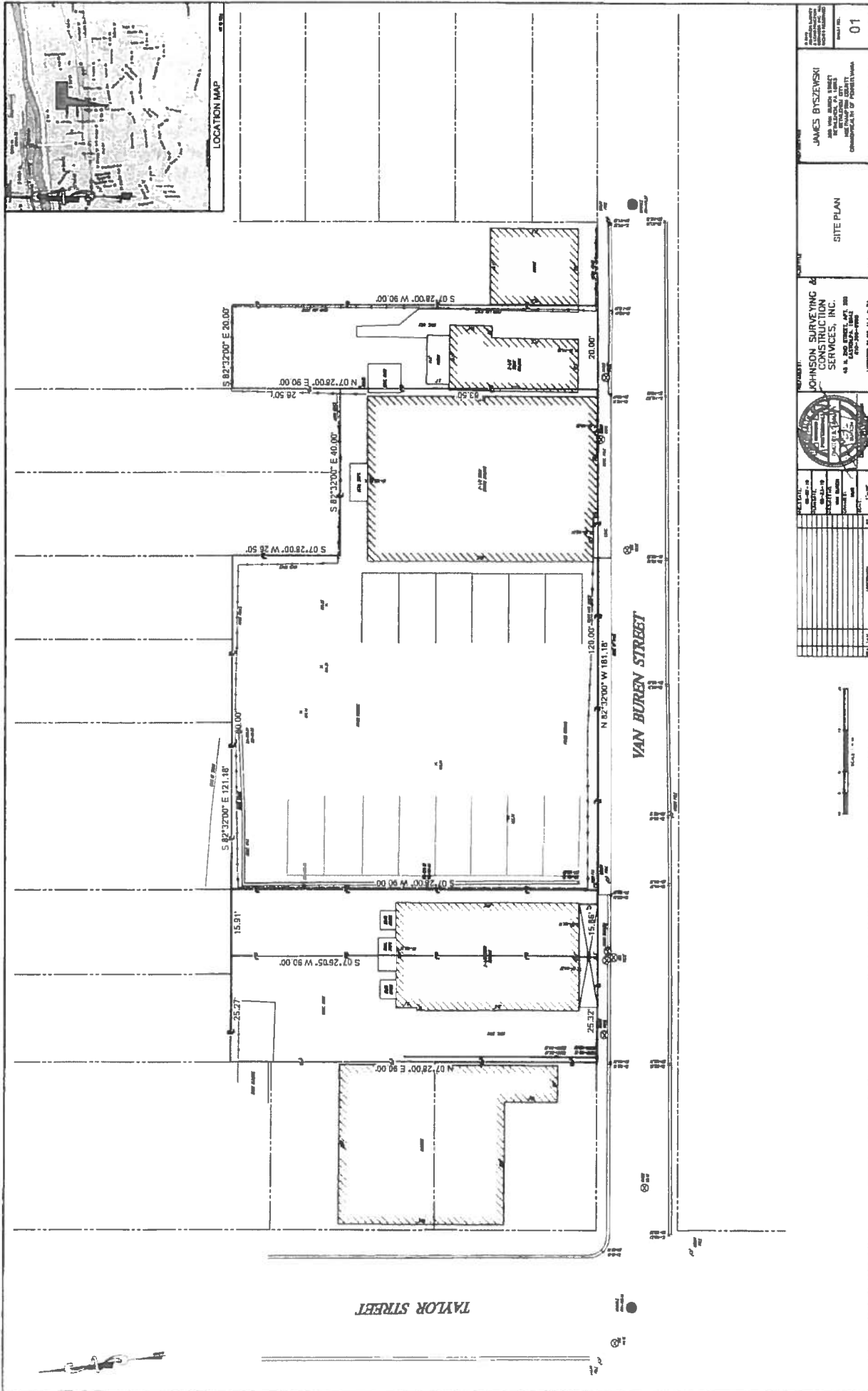
Lot B rear yard (9 vs 20ft)

Lot B minimum tract size (4340 vs 6000)

Lot B lot area per dwelling unit (2170 vs 3000)

Lot B max building coverage

EXISTING



	JOHNSON SURVEYING & CONSULTING SERVICES, INC. 40 W. MADISON ST., 11TH FLOOR CHICAGO, IL 60602 TEL: 312-467-8888 FAX: 312-467-8889	JAMES BYZEWSKI 100 W. MADISON STREET 11TH FLOOR CHICAGO, IL 60602 LICENSE NO. 010000000	01
	SITE PLAN		01

