



SITE ADDRESS: 2012 INDUSTRIAL DR. BETHLEHEM PA  
4 3156 CIRCULAR PLACE

Office Use Only:

DATE SUBMITTED: 10.18.2019

HEARING DATE: 11.20.2019

PLACARD: 11.07.2019

FEE: 500

ZONING CLASSIFICATION: CS

LOT SIZE: 4.105 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 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>TRANS BRIDGE &amp; REALTY &amp; CONTRACTING Co. Inc.</u>
Address	<u>2012 INDUSTRIAL DR. BETHLEHEM PA 18017</u>
	<u>40 THOMAS JEBRA</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:
ATTORNEY (if applicable):
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:**      *SEE ATTACHED LETTER*

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
_____	<i>6' H MAX FRONT</i>	<i>7'-0" H</i>	<i>12"</i>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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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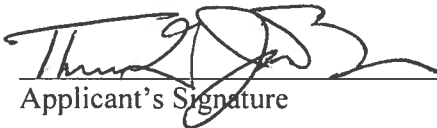
**NARRATIVE**

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

10-11-19  
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.**



# LEE ARCHITECTURAL ASSOCIATES

Architects and Planners • A Professional Corporation • AIA

October 17, 2019

Mr. Craig Peiffer  
City of Bethlehem  
10 East Church St.  
Bethlehem, PA 18018

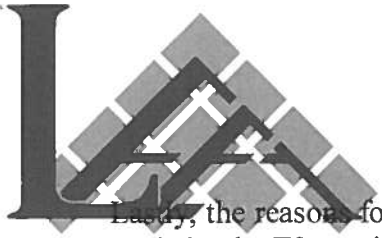
RE: Variance request  
Transbridge Lines  
2012 Industrial Drive # 3156 City Line Road  
Bethlehem, PA 18017

Dear Mr. Peifer,

In response to your comments on the height of the fence for this project being limited to 6'-0", on behalf of the owners of Transbridge Bus Lines, we respectfully request a variance be granted to allow their fence to be installed at a height of 7'-0". We have submitted a site plan that indicates not only the locations of the 7'-0" high fence on the Transbridge Lines property, but also the existing fence height of the adjacent properties. We ask that this variance be granted based on the following:

1. This property is located in a relatively newly formed CS district. This district was meant to address more visually appealing development along the Schoenersville Road corridor. This property does not border Schoenersville and was well established prior to this zoning change. In addition, the property behind us 2015 City Line just received a new zone from CS back to planned industrial use.
2. The purpose of this project is in response to suggests made by the TSA in the interest of improving security. While a 6' high fence provides some security, increasing the height by 12" provides a very significantly improved security. The increased height, coupled with the lack of a top pipe rail, will provide the measure of security sought by the TSA.
3. All adjacent properties on the same side of the road have anywhere between 8' high to 10 high chain link fences. See the heights indicated on the attached site plan.

By the statements made above, we have established the requirements of the granting of this variance. The hardship is the revisions made to the zoning district that were not in place at the time of the development of this property, in addition to the fact that this project itself is in direct response to strong suggests made by the TSA to improve security. We are in conformance with the Industrial neighborhood, including the fence height, Therefore, we are also not a detriment to the neighborhood as we are increasing security, and out fence is actually a little lower than the neighboring properties.

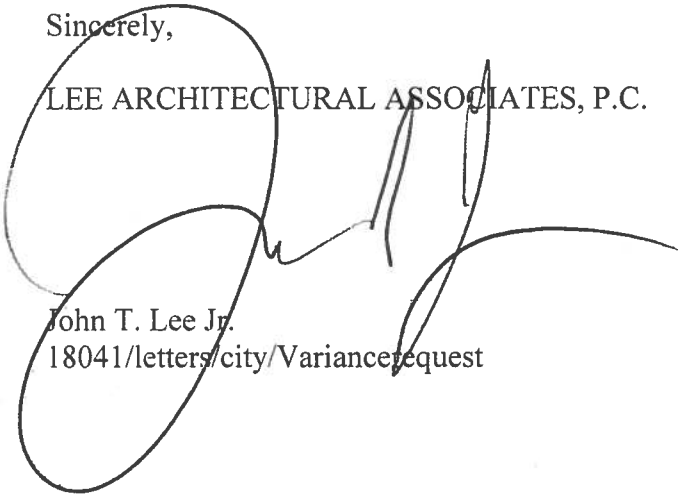


Basically, the reasons for asking for this variance are not self-created and are in fact strong suggestions made by the TSA to increase security.

Given this combination, the granting of this variance is in strict conformance not only with the legal requirements for the granting of the variance, but are also security measures whose cost is being borne by Transbridge Lines in the interest of public safety. Therefore, we feel that we should be granted the appeals as noted above. I appreciate the willingness of the Zoning Hearing Board and yourself to review our request. If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

LEE ARCHITECTURAL ASSOCIATES, P.C.



John T. Lee Jr.  
18041/letters/city/Variance request