



SITE ADDRESS: 830 13th AVE

Office Use Only:

DATE SUBMITTED: 8.28.2019 HEARING DATE: 9.25.2019

PLACARD: 9.11.2019 FEE: 500⁰⁰

ZONING CLASSIFICATION: LI LOT SIZE: 1.27 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 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	<u>Pennsylvania Venture Capital, Inc.</u>
Address	<u>1177 Sixth Street</u>
	<u>Whitehall, PA 18052</u>
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	Pennsylvania Avenue Development, LLC
Address	1177 Sixth Street
	Whitehall, PA 18052
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>1305.01(a)</u>			<u>see attached narrative</u>
<u>1319.01(a) (1) (11)</u>			<u>see attached narrative</u>
<u>1322.03(II) (5)</u>			<u>see attached narrative</u>
<u>1322.03(II) (5) (11)</u>			<u>see attached narrative</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.

N/A

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

N/A

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

N/A

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: James F. Preston, Esquire August 28, 2019
Applicant's Signature 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.

PROJECT NARRATIVE

In Re: Appeal of Pennsylvania Venture Capital, Inc.

Applicant intends to re-use an existing industrial building located in an LI zoning district by converting it into a multi-family dwelling use. A detailed site plan showing the proposed re-use is included with this application. The Applicant has identified the following zoning variances, including a use variance, that are necessary to allow the reasonable use of the property.

1305.01(a) Zoning District LI Use Variance: Multi Family Dwellings Not Permitted

Use: 67 apartments proposed = 66 efficiency apartments + 1 one-bedroom apartment

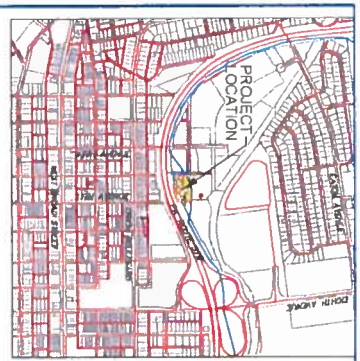
1319.01(a)(i)(ii) Parking Variance: 1.75 parking spaces per apartment required:
118 parking spaces required; 67 spaces provided

1322.03(II)(5) Parking. (i) Except within the IR-R district, all parking spaces and access drives shall be at least 15 feet from any multi-family dwelling on the lot. This shall not apply to an interior garage and/or a driveway intended to be used as a parking space for one particular dwelling unit.

>Our existing parking lot, parking spaces, and driveways extend to the building in some locations (0 feet separation). Favorable interpretation: parking spaces within the 13th Avenue Right of Way are public parking spaces not on the subject property, so separation of these parking spaces from the building should not require a variance.

1322.03(II)(5)(ii) Except within the IR-R district, no one area for off-street parking of motor vehicles shall exceed 40 cars in capacity. Separate parking areas on a parcel shall be physically separated from one another by a 6-foot-wide planting strip.

>Existing parking lot provided with 46 parking spaces in one area. Other parking areas on the site are separated by 6-foot-wide planting strips. Note that the parking spaces in the parking lot do comply with Zoning Article 1319.02(j)(2), since we have no more than 20 consecutive surface parking spaces located in a straight row without being separated by a landscaped island with a deciduous tree.



FIRE PLANTING SCHEDULE

BET.	DI.	COUNCIL NAME	BOTANICAL NAME	CAREER	PLANTING HT.
9	9	CLEVELAND GALLERY FEAR	FRIBUS CALLEPANA CLEVELAND	2' - 2 1/2'	12' - 14'
9	9	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	---	3' - 4'

NOTE: PLANTS SHALL BE WEATHERED AT 8' ABOVE FINISHED GRADE.

LEGEND

- LOW LYING PLANTINGS
- PROPOSED GRASS AREA

LAND N/F
KEITH C. RUST
& JILL E. RUST
D.B.V. 1397, PAGE 840
P.I.N. 64280015933
902 14th AVENUE

LAND N/F
KEITH C. RUST
& JILL E. RUST
D.B.V. 1386, PAGE 759
P.I.N. 642800222859
900 13th AVENUE

LAND N/F
FRANCESCA ASSOCIATES, LLC
D.B.V. 1691, PAGE 48
P.I.N. 642800629878
850 13th AVENUE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE. STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
800-242-7776
www.onecall.com

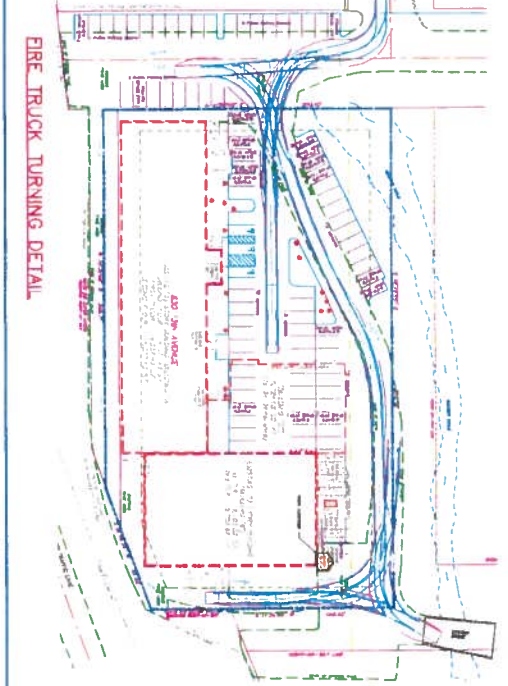
GRAPHIC SCALE

- GENERAL NOTES**
- TRASH COLLECTION AND RECYCLING WILL BE INSIDE THE BUILDING AND WILL BE REMOVED BY A PRIVATE HAULER.
 - ALL LOADING AND UNLOADING AND BUILDING ACCESS WILL BE LOCATED AT THE NORTHWEST CORNER OF THE BUILDING AND ALONG THE NORTH SIDE OF THE BUILDING. THERE WILL BE NO BUILDING ACCESS ON THE EASTERN OR SOUTHERN SIDE OF THE BUILDING.
 - FIRE LANE LOCATION TO BE DETERMINED IN FIELD BY THE FIRE DEPARTMENT.



Turning Performance Analysis

Vehicle	Turning Radius (ft)	Turning Diameter (ft)	Turning Angle (deg)
Fire Truck	136	272	180
Tractor	10	20	180
Tractor	10	20	90
Tractor	10	20	45
Tractor	10	20	22.5



PLANNING APPROVAL

APPROVED ON _____ BY THE PLANNING DIRECTOR.

PLANNING DIRECTOR _____ DATE _____

STATEMENT OF INTENT

TO CONVERT AN EXISTING SELF-STORAGE FACILITY WITHIN THE EXISTING BUILDINGS INTO 67 APARTMENTS (66 EFFICIENCY APARTMENTS + 1 ONE BEDROOM APARTMENT) AS SHOWN HEREON AND TO PAVE THE EXISTING STONE AREAS FOR THE REQUIRED NUMBER OF PARKING SPACES.

IMPERVIOUS COVERAGE:

EXISTING	62,911.53 S.F.	88.92%
PROPOSED	61,036.24 S.F.	83.40%
NET CHANGE	-1,875.29 S.F.	

PARKING TABULATION:

AN ADAPTIVE REUSE FOR APARTMENTS SECTION 1319.01(C)(1)(Y) WAS CHOSEN FOR CALCULATING THE NUMBER OF OFF-STREET PARKING SPACES REQUIRED.

1-3/4 SPACES FOR EACH DWELLING UNIT

REQUIRED NO. OF PARKING SPACES:

LOWER LEVEL:	9 UNITS X 1.75 = 15.75 OR 16 SPACES
GROUND FLOOR:	24 UNITS X 1.75 = 42 SPACES
TOTAL NO. OF REQUIRED PARKING SPACES:	16 + 60 + 42 = 118 REQUIRED SPACES

ON PREMISE PARKING PROVIDED:

56 SPACES PROVIDED
9 SPACES PROVIDED
1 VAN ACCESSIBLE SPACE PROVIDED
67 PARKING SPACES PROVIDED

PUBLIC PARKING PROVIDED:

28 ON PREMISE SPACES PROVIDED
95 PARKING SPACES PROVIDED

PLAN NOTES

- UTILITY LOCATIONS DEPICTED HEREIN ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE IN CONJUNCTION WITH AVAILABLE PLANS OF RECORD. UNDERGROUND LINES NEITHER EVIDENT ON THE SURFACE BY MARKINGS OR STRUCTURES NOR SHOWN ON RECORD PLANS OR DOCUMENTS HAVE NOT BEEN SHOWN.
- CONTRACTOR SHALL VERIFY ANY AND ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH PA ACT 187 PRIOR TO ANY EXCAVATION.
- PROPERTY OWNER'S NAMES, DEED REFERENCES, AND TAX PARCEL IDENTIFIER INFORMATION SHOWN HEREON IS BASED ON NORTHAMPTON COUNTY TAX MAP RECORDS AS OF JULY 26, 2019 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- PROPERTY BOUNDARIES DELINEATED HEREIN CONTAINING BEARINGS AND DISTANCES OR CURVE DATA REPRESENT LINES MEASURED BY A PREVIOUS SURVEY. PROPERTY BOUNDARIES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.

ZONING DATA

ZONING DISTRICT: U - LIGHT INDUSTRIAL

REQUIRED	PROVIDED
MINIMUM LOT AREA: 10,000 S.F.	77,266.04 S.F.
MINIMUM LOT WIDTH: 80 FT.	200.00 FT.
MAXIMUM IMPERVIOUS COVERAGE: 90%	83.48%
MAXIMUM BLDG. COVERAGE: 65%	13.27%
MAXIMUM BUILDING HEIGHT: 80 FT.	450 FT. EXIST.
FRONT SETBACKS:	20 FT. EXIST.
REAR SETBACKS:	15 FT. EXIST.
SIDE SETBACKS:	15 FT. EXIST.

<p>SYNTHETIC THREAD APARTMENTS 830 13th AVENUE</p> <p>SITE PLAN</p> <p>13th WARD, CITY OF BETHELEHEM</p>	<p>PENNSYLVANIA VENTURE CAPITAL INC.</p> <p>1177 Sixth Street, Whitehall, PA 18052 Phone (610) 403-3400 Fax No (610) 403-3408</p>	<p>SCALE: 1" = 30'</p> <p>DATE: 8/28/19</p> <p>BY: SK</p>	<p>ISSUE & REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION		
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<p>CS-1</p>	<p>SEAL</p>	<p>DATE: 8/28/19</p>					