



SITE ADDRESS: 262 Ninth Avenue

Office Use Only:

DATE SUBMITTED: 11.20.2019

HEARING DATE: 12.18.2019

PLACARD: 12.05.2019

FEE: 500=-

ZONING CLASSIFICATION: R-T

LOT SIZE: 0.271 ac.

90' x 131' 11,790 SF


**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	262 Ninth Avenue LLC
Address	264 N. View Road
	Fleetwood PA 18522
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	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	James J. Holzinger, Esquire
Address	1216 Linden Street
	Bethlehem PA 18018
Phone:	[REDACTED]
Email:	[REDACTED]

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. INCLUDED WITH THIS APPLICATION
2. Attach photographs. INCLUDED WITH THIS APPLICATION
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement. N/A
4. If the real estate is presently leased, attached a copy of the present lease. N/A
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision. UNKNOWN

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>30% Coverage</u>	<u>.34% Bldg Coverage</u>	<u>13%</u>
<u>1306.01</u>	<u>2500 s.f./ per dwelling unit</u>	<u>2354 s.f./ per dwelling unit</u>	<u>146 s.f. per Unit</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: 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.



Applicant's Signature Attorney for the
Applicant/Owner
James J. Holzinger, Esquire

 11/19/15
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.

Applicant intends to raze an exiting, outdated single family home and in its place, build a five unit multi family development as shown on the attached Site Plan. The proposed development meets all the standards of the Zoning Code with the exception of the following: Applicant requests a Variance from the lot area per dwelling unit, Section 1306.01, from a required 2,500 s.f. to a proposed 2,354 s.f., i.e., a decrease of less than 6%, which Applicant asserts is De Minimus in nature. Applicant also requests a variance from the Building Coverage, Section 1306.01, from a required 30% to a proposed 34% asserting that the grant of this Variance consisting of coverage of an additional 470 s.f., is also De Minimus.