



SITE ADDRESS: 310-322 E. THIRD STREET

Office Use Only:

DATE SUBMITTED: 11.19.2019 HEARING DATE: 12.18.2019

PLACARD: 12.05.2019 FEE: \$500 =

ZONING CLASSIFICATION: CB LOT SIZE: .71 ACRES

140' x 240' 33,600 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 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

APPLICANT:

Name	<u>POLK STREET DEVELOPMENT ASSOCIATES, L.P.</u>
Address	<u>559 MAIN STREET, SUITE 300</u> <u>BETHLEHEM, PA 18018</u>
Phone:	<u>[REDACTED]</u>
Email:	<u>[REDACTED]</u>
OWNER (If different from Applicant, attach written consent from Applicant)	<u>[REDACTED]</u>

[REDACTED]

authorization from the owner of the property when this application is filed.

Name

Address

Phone:

Email:

ATTORNEY (if applicable):

**BAUGHMAN & DEVITO, LLP.**

Name **JAMES F. PEDESTON**

Address **38 WEST MARKET STREET**

**BETHLEHEM PA 18018-5794**

Phone:

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.
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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

1305.01(a) (NOTE 4)

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.

Roll Street Development Services, LLP  
By: *[Signature]* Development Group, Inc., its general partner

*[Signature]* Applicant's Signature Louis P. Paster, Jr, President Date 11/19/2019

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.**

310 – 322 E. Third Street  
Bethlehem, PA 18015

Front Elevation of Suite 115 / 2,088 RSF

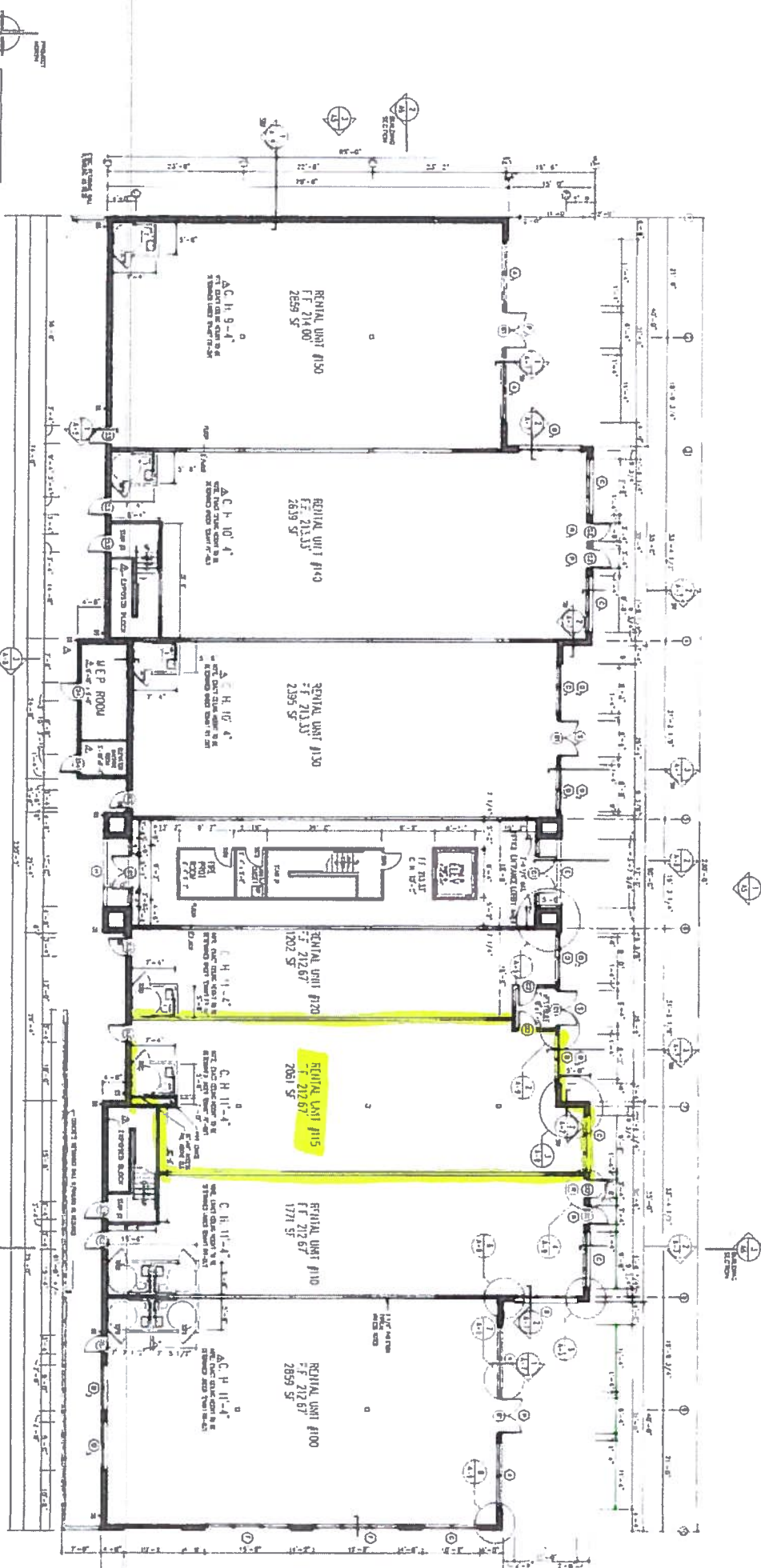


**310 – 322 E. Third Street  
Bethlehem, PA 18015**

**Narrative**

Polk Street Development Associates, L.P. (“Applicant and Property Owner”) is seeking a variance that would allow Beyond the Belt, LLC d/b/a Action Karate to be permitted to occupy ground floor, limited storefront retail space within the CBD. Action Karate is an established tenant with numerous locations in Pennsylvania and New Jersey. Action Karate is a martial arts school that focuses on optimizing the same core values that are taught at home. Classes are tailored and designed for children through adults.

The ordinance was designed to increase foot traffic, improve walkability and encourage small business success. We believe that Action Karate would enhance the Third Street corridor and surrounding areas by offering a valuable service/benefit that does not currently exist.



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

FIRST FLOOR GROSS AREA = 17,830 SF

**PSA**  
CONSULTING / ENGINEERING ARCHITECTURAL ARCHITECTURE  
1100 N. 10TH ST. SUITE 100  
DENVER, CO 80202  
303.733.1100  
810-431-9884

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	ISSUED FOR PERMITS
3	11/11/11	ISSUED FOR PERMITS
4	11/11/11	ISSUED FOR PERMITS
5	11/11/11	ISSUED FOR PERMITS

**JENA ENGINEERING CORP.**  
CONSULTING ENGINEERS & SURVEYORS  
230 SOUTH 2ND  
SUITE 200  
ALBUQUERQUE, NEW MEXICO 87102  
505.243.1100  
www.jenaeng.com

**ASTILEY DEVELOPMENT CORPORATION**  
614-1332-3311

**THE POLK BUILDING**  
1100 N. 10TH ST. SUITE 100  
DENVER, CO 80202  
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www.polkbldg.com

11/11/11 11:11 AM

