



SITE ADDRESS: 448 Vera Circle - Bethlehem, PA 18017

Office Use Only:

DATE SUBMITTED: 10.30.2019

HEARING DATE: 12.18.2019

PLACARD: 12.05.2019

FEE: \$ 250<sup>00</sup>

ZONING CLASSIFICATION: RG

LOT SIZE: 2400 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**

<b>APPLICANT:</b>	
Name	<u>Jay Miller General Contractors, Inc</u>
Address	<u>2365 North Delaware Drive</u>
	<u>Easton PA 18040</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 Marci Elliott

Address 448 Vera Circle  
Bethlehem, PA 18017

Phone: [REDACTED]

Email:

ATTORNEY (if applicable):

Name

Address N A

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>RG-Medium</u>	<u>Due to odd shape of lot -</u>		
<u>1306-01(a)(3)</u>	<u>35%<sup>0</sup> - 70%<sup>new</sup> occupied</u>	<u>77%</u>	<u>X</u>
	<u>(new occupies 70% lot)</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: 1306.01(a)(3) - Existing lot is currently 70%

covered - Proposal is for 77% coverage (roof to cover deck)

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

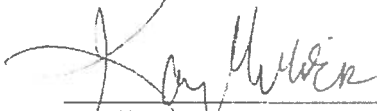
**NARRATIVE**

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.

  
\_\_\_\_\_  
Applicant's Signature

10/29/19  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property owner's Signature

10/29/19  
\_\_\_\_\_  
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.

October 29, 2019

I, Marci Elliott, give full authorization to Jay Miller General Contractors, Inc. to handle the zoning application and information process for my application to attach a roof to my home over the new deck. All questions should be directed to Jay Miller General Contractors, Inc. - 610.253.4244.

Property Address: 448 Vera Circle  
Bethlehem, PA 18017

If you should have any questions, please feel free to contact me at 610.554.1135.

A handwritten signature in black ink that reads "Marci Elliott". The signature is written in a cursive style with a large, stylized 'M' and 'E'.

Marci Elliott  
Owner

Bethlehem Zoning Department

Variance Requested

Property Address: 448 Vera Circle, Bethlehem, PA 18017

Property Owner: Marci Elliott

I am requesting zoning relief for a project at my property (address listed above).

A 10x16 deck is currently being built onto my home. This deck is the exact same size as the deck the previous owners had built, which was in disrepair and needed to be removed. The idea of replacing the deck was contingent on having a roof constructed so I could be outside. I cannot fully utilize the deck unless protected from the sun/harmful UV rays, since I had advanced stage melanoma and have another illness in which I must limit UV exposure. The roof, along with other steps I always take, is necessary for me to be able to enjoy the deck.

Marci Elliott  
10/29/19