



SITE ADDRESS: 737 SEVENTH AVENUE

Office Use Only:

DATE SUBMITTED: 11.15.2019

HEARING DATE: 12.18.2019

PLACARD: 12.5.2019

FEE: \$ 500⁰⁰

ZONING CLASSIFICATION: RT

LOT SIZE: 60' x 140' 8400 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 Michael Villani
Address 737 Seventh Avenue
Bethlehem, PA 18018
Phone: [REDACTED]
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: 
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
1306.01(a)4	Lot Width 40'	Lot Width 30'	10'
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.



Applicant's Signature

 11/15/19
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.

Applicant owns a 60' width by 140' deep parcel located at 737 Seventh Avenue in the RT Zoning District. The lot contains one-half of a single-family semi-detached dwelling, situate on the south side of the property, the common wall being the lot line to the other half situate on the neighbor's lot to the south.

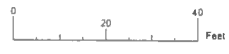
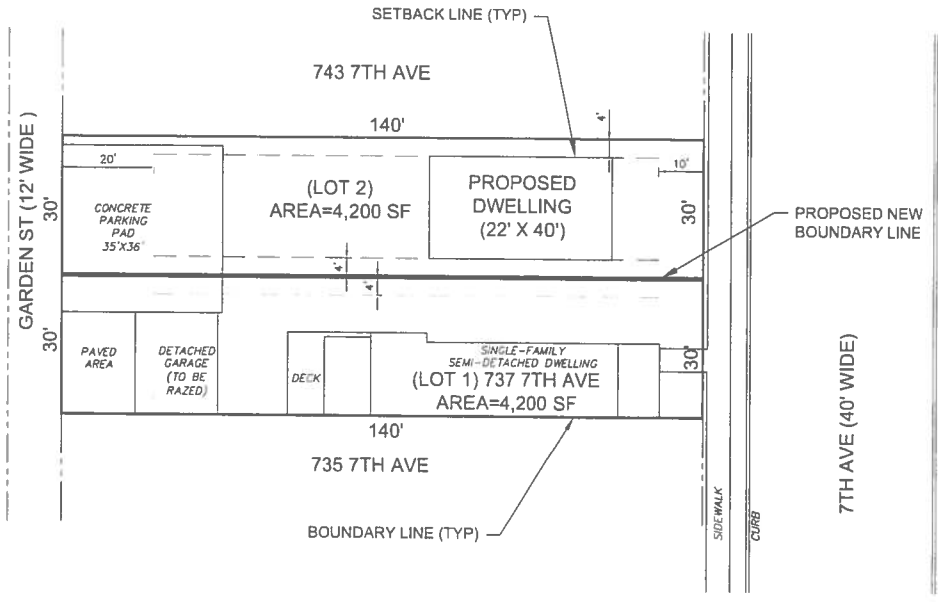
Applicant intends to subdivide the lot in the manner shown on the attached Plan by dividing the property into two (2) lots, the southernmost lot (with the half semi-detached dwelling) having a lot width of 30 feet and meeting the Zoning Code requirements in all respects (lot 1 on the attached Plan).

The Applicant intends to construct a single family detached dwelling on Lot 2, meeting all of the Zoning Code requirements with the exception of lot width (required 40'-proposed 30'). Lot 2 as shown enjoys a depth of 140' which allows for a lot area of 4200 s.f. which is more than the required 4000 s.f.

Applicant intends to construct a single family home on Lot 2 designed to blend in to the surrounding neighborhood (see attached sketch). Applicant also intends to raze the existing garage on Lot 1 so that each proposed lot will have more than the required two off street parking spaces.



- NOTES:
1. LOT 1 PROPOSED BUILDING COVERAGE = 28.62%
 2. LOT 2 PROPOSED BUILDING COVERAGE = 20.95%
 3. COMBINED LOT 1 & LOT 2 BUILDING COVERAGE = 24.79%



CONCEPT PLAN FOR 737 7th AVE		
DEV. 2010016387 ID 6427294205691		
CITY OF BETHELESEM ROSELANDTOWN CDP PENNSYLVANIA		
DATE	11/13/18	SHEET 1 OF 1
DRAWN BY	MM	
CHECKED BY		
SCALE	1" = 10'	
DATE		