



SITE ADDRESS: 250 Wyandotte Street, Bethlehem, PA 18015

Office Use Only:

DATE SUBMITTED: December 18, 2019

HEARING DATE: 01/22/2020

PLACARD: _____

FEE: 200⁰⁰

ZONING CLASSIFICATION: RG

LOT SIZE: 2.184 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	Sayre Mansion RE LLC
Address	8 Silk Mill Drive
	Hawley, PA 18428
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	Richard S. Roberts, Jr., Esquire
Address	ZATOR LAW
	4400 Walbert Avenue, Allentown, PA 18104
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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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: _____

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

Appeal from Zoning Officer's denial of building permit application based upon the parcel being located within the RG- Medium Density Residential Zoning District and the use as a hotel being permitted through a previously granted use variance.

We ask the Board reverse the decision of the Zoning Officer and hold the proposed building is within the original variance and is permitted.

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.

Grant Henzinger
Applicant's Signature

12/17/19
Date

Sayre Manson RE LLC
Property owner's Signature

12/11/19
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.

Bethlehem Zoning Hearing Board

This an Appeal from the Zoning Officer's denial of a building permit.

The Zoning Officer reviewed and denied the building permit to build a permanent structure in place of the previously approved seasonal tent structure because the accessory building was not part of the original variance approved in 1991.

The 1991 use variance did not include any limitations on the use. The use variance was to operate the site as a hotel. This building is simply an accessory use to the hotel, an accessory use that has been allowed, without incident, since 1991. Because this use was ongoing since 1991 it is clearly customary an incidental to the principal use and therefore allowed under the Bethlehem Zoning Ordinance. Further the building itself is allowed either as an accessory building or as part of the main building.

As the accessory use/building is permitted under the zoning ordinance we ask that you reverse the decision of the zoning officer and hold that the proposed addition is permitted under the zoning ordinance.

BEFORE THE ZONING HEARING BOARD
OF THE CITY OF BETHLEHEM, PENNSYLVANIA
DECISION OF THE ZONING HEARING BOARD

F I N D I N G S

OWNER: D & J Properties

LOCATION: 250 Wyandotte Street

SIZE OF LOT: 2.3 Acres

NATURE OF APPEAL: Variance to occupy an existing structure as a twenty (20) room Hotel (Inn).

ZONING DISTRICT: R-G Residential

1. A public hearing was held in Town Hall on July 24, 1991 at 7:30 p.m. with the applicant John M. Cappellano present and represented by Attorney Jim Holzinger.
2. On the lot is an existing nine (9) unit multi-family dwelling with an accessory detached garage.
3. Present petition is to retain one manager's apartment unit and occupy the remainder of the building as a twenty (20) room Hotel or Inn with related conference facilities and lounge.
4. The existing dwelling, the "Sayre Mansion", is a unique and significant building both in terms of its architecture and the history of its use and occupants.
5. The existing use of the building cannot support appropriate maintenance.
6. The applicant intends to restore the structure to its original design as much as possible and maintain the property in keeping with the architectural and historical significance.
7. Plans for the restoration of the Sayre Mansion will be subject to the review and approval of the Pennsylvania Museum Commission as well as the Parks Department of the Department of the Interior.
8. No additions are proposed for the existing buildings.

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9. The proposed use will employ six (6) persons.
10. The Hotel/Inn will not include kitchen facilities or a liquor license but will provide a complimentary continental breakfast for its guests as well as other occasional refreshments.
11. The Hotel/Inn will also accommodate food and drink by outside caterers for its guests on special occasions.
12. A thirty (30) space parking lot will be provided on the rear yard of the lot.
13. A preliminary site plan for the Hotel/Inn was reviewed and approved by the City Planning Commission on June 13, 1991.
14. Use of the conference room will be open to local businessmen as well as overnight guests.
15. The accessory garage will remain as a maintenance facility for the property.
16. The proposed application includes the placement of a free standing sign at the entrance from Third Street and also along the Wyandotte Street frontage of the lot.
17. The code requires a 25 ft. setback for each of the proposed signs.
18. The existing topography and use of retaining walls on the site mandate that each sign be placed closer than 25 ft. from the property line.
19. Rita Plotnicki representing the South Bethlehem Historical Society, stated her support for this application.

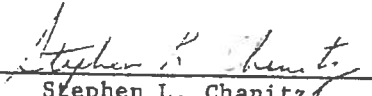
CONCLUSION

The Board viewed the site as part of its normal proceedings and based on the testimony presented is of the opinion the application should be granted

On the lot is an architecturally and historically significant building which presently contains nine (9) apartments. Present petition is to retain one dwelling unit in the building and occupy the remainder as a twenty (20) room Hotel/Inn with a conference room and lounge.

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In the opinion of the Board, the proposed use and signage is necessary to preserve this historic structure and allow for its continued maintenance and therefore is in keeping with the requirements listed in section 1325.06 of the code. Accordingly, this application is granted.



Stephen L. Chanitz
Zoning Officer

SLC:cmr

DATE: August 7, 1991

NOTE: Please secure the applicable permit or Certificate of Occupancy in the Bureau of Inspections Office, 10 East Church Street, Bethlehem, PA.

This grant expires August 7, 1992 unless a permit or Certificate of Occupancy is secured prior to that date.

Any aggrieved person or persons may appeal to court in thirty (30) days.