

1/24/18



SITE ADDRESS: 251 E Church St

Office Use Only:

DATE SUBMITTED: 1/26/18

HEARING DATE: 2/28/18

PLACARD: Gwen 1/26/18

FEE: \$250

ZONING CLASSIFICATION: RT

LOT SIZE: 30' X 180'

**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 4 PM THE LAST WEDNESDAY OF THE MONTH FOR THE NEXT MONTH'S ZONING HEARING BOARD MEETING. MEETINGS ARE GENERALLY THE FOURTH WEDNESDAY OF THE MONTH. ONLY COMPLETE SUBMISSIONS WILL BE ADDED TO THE AGENDA FOR HEARING.

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>VALERIE PETERS</u> |
| Address | <u>251 E. CHURCH ST.</u> |
| | <u>BETHLEHEM 18018</u> |
| Phone: | <u>[REDACTED]</u> |
| Email: | <u>[REDACTED]</u> |

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 *Madeline P. Peters*

Address *3947 Norfolk Dr. Bethlehem, PA 18020*

Phone: *I authorize Valerie Peters to apply for the Special Exception.*

Email: *[Redacted]*

ATTORNEY (if applicable):

Name

Address

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:

To establish a Bed and Breakfast with one (1) room available for rent.

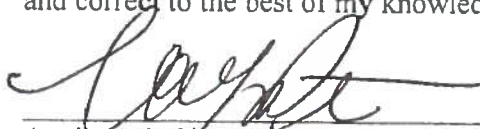
If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

X NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

X 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.


Applicant's Signature

JAN 26 2018

Date


Property owner's Signature

JAN 26 2018

Date

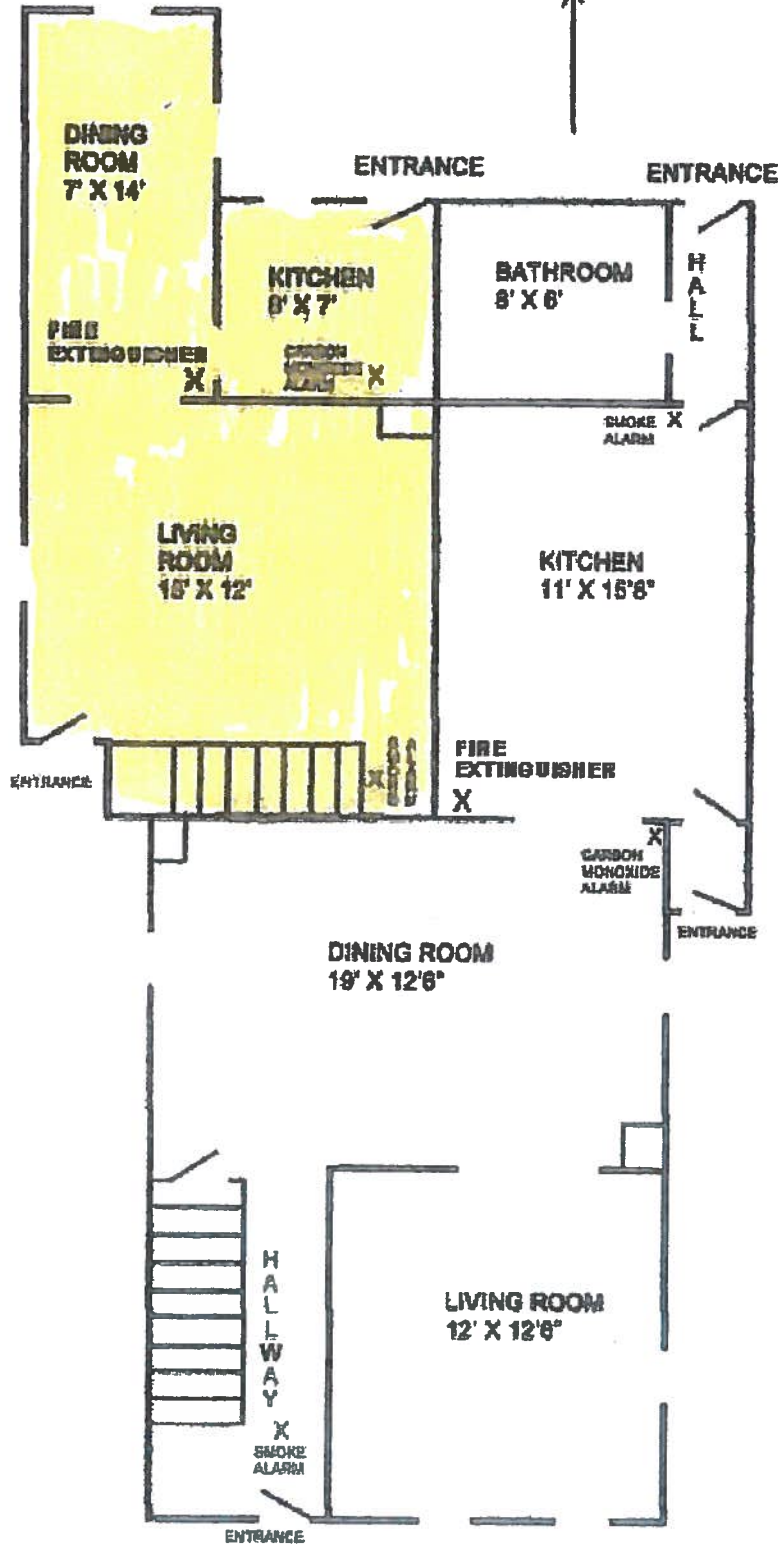
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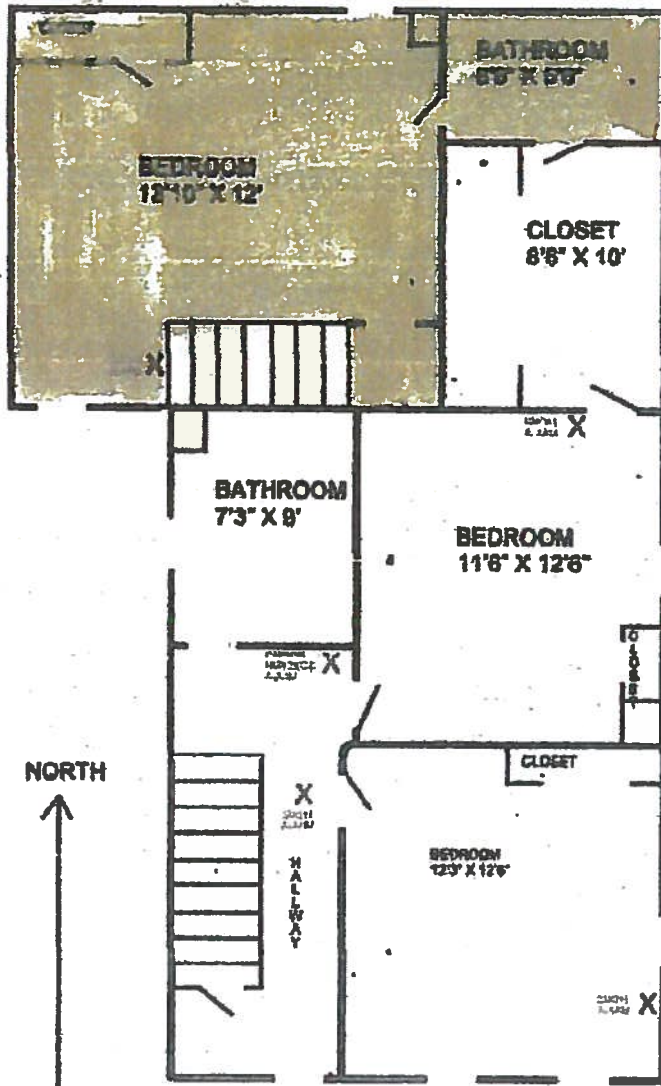
Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

FIRST FLOOR

NORTH





SECOND FLOOR

Wednesday, Feb. 28, 2018

To: City of Bethlehem Hearing Zoning Board

From: Madeline and Valerie Peters

Re: Special Exception Permitted Under the City Zoning Ordinance

The property at 251 E. Church Street has been owned by Madeline P. Peters since the early 1980s.

In 2015, her daughter, Valerie Peters, moved permanently to the property and resides in the front and largest part of the house. Both parts are connected via a second-floor corridor.

A separate, small apartment (three rooms plus kitchen/bath) in the rear of the house has been used as an AirBnB since the spring of 2017.

Because Madeline is the owner, Valerie resides there in trust until such time as she inherits the property. Valerie does not pay rent and manages the property.

We do not meet the requirements for short-term lodging because of owner occupancy. However, we do meet the requirements for a bed and breakfast.

This appeal is for the special exception under the new short-term ordinance for the rear part of the property at 251 E. Church Street to be considered an operational bed and breakfast.