



SITE ADDRESS: 124-128 W. Union Blvd., 114 Spruce St.  
Bethlehem, PA 18018

Office Use Only:

DATE SUBMITTED: JANUARY 22, 2020 HEARING DATE: FEBRUARY 26, 2020

PLACARD: \_\_\_\_\_ FEE: 500.00

ZONING CLASSIFICATION: CL & RT LOT SIZE: \_\_\_\_\_

**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	124-128 W. Union Blvd., LLC
Address	2005 City Line Road, Suite 106 Bethlehem, PA 18017
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 Joseph J. Piperato, III, Esq.

Address 3894 Courtney Street, #105

Bethlehem, PA 18017

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.

1319.01(a)(1)(ii) - Applicant wishes to reduce the  
parking required from forty-one (41) spaces to  
twenty-eight (28) spaces

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.

  
Applicant's Signature \_\_\_\_\_ Date 1/22/20

  
Property owner's Signature \_\_\_\_\_ Date 1/22/20

Received by \_\_\_\_\_ Date \_\_\_\_\_

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

## NARRATIVE

The applicant/owner is seeking to reduce the required parking for the multi-family building known as "The Bungalow" from the required forty-one (41) spaces (1.75/unit) to twenty-eight (28) spaces (1.217/unit). The property has a hardship because the site has only eighteen (18) on-site parking spaces. The applicant/owner has been leasing an additional twenty-three (23) parking spaces from the Bethlehem Parking Authority at their surface lot located at the intersection of Old York Road and Union Blvd. since January 25, 2019. The building has been operational and fully leased since February, 2019. To date, the maximum number of parking spaces used from the Bethlehem Parking Authority's surface lot has been eight (8) spaces. Therefore, the applicant/owner is seeking to reduce the amount of spaces leased from the Bethlehem Parking Authority from twenty-three (23) spaces to ten (10) spaces.



**SITE DATA**

RECORD OWNER: JOHNNIE NINA, FERDINAND P. & JOHN F. CASULLO  
 PROPERTY ADDRESS: 124-128 W UNION BOULEVARD  
 TAX PARCEL ID: MAP P6NW2B / BLK 9 / LOT 1  
 DEED REFERENCE: DBV 456 PG. 406  
 LOT AREA: 0.2459 AC  
 M/LR: PUBLIC  
 SANITARY SEWER: PUBLIC

RECORD OWNER: FERDINAND P. JOHN F. & JOHNNIE N. CASULLO  
 PROPERTY ADDRESS: 114 W SPRUCE STREET  
 TAX PARCEL ID: MAP P6NW2B / BLK 7 / LOT 20  
 DEED REFERENCE: DBV 665 PG. 53  
 LOT AREA: 0.1224 AC  
 M/LR: N/A  
 SANITARY SEWER: N/A

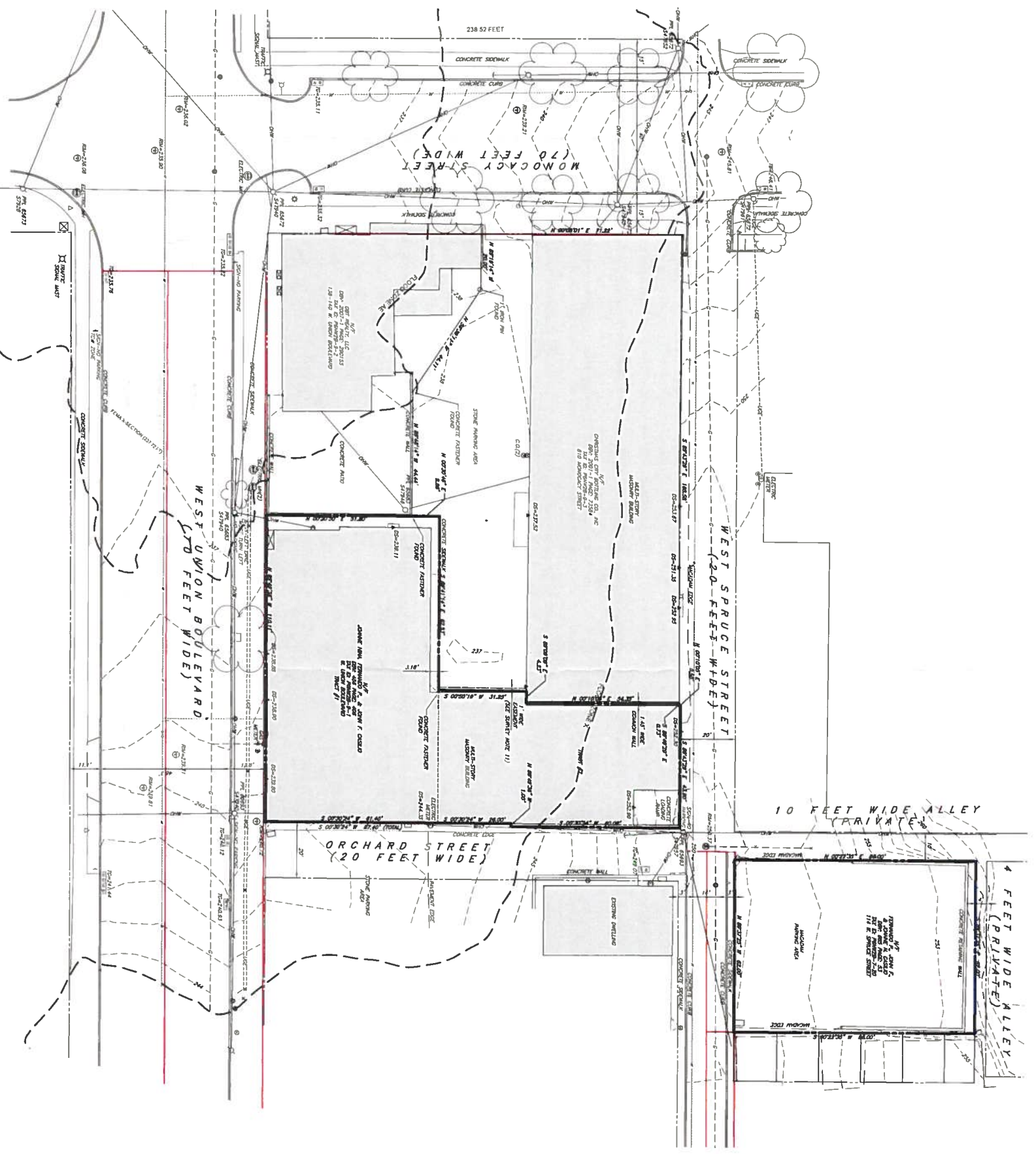
**UNITED COMMERCIAL (C1) ZONING DISTRICT**

PER ORD.  
 MINIMUM LOT AREA: 2,000 SF  
 MINIMUM LOT WIDTH: 20 FEET (1)  
 FRONT YARD SETBACK: 0 FEET (2)  
 SIDE YARD SETBACK: 10 FEET  
 CONSIDERED: 20 FEET  
 REAR YARD SETBACK: 42 FEET  
 MAXIMUM BUILDING HEIGHT: 40 FEET  
 MAXIMUM BUILDING COVER: 40%  
 NOTES: 1) MEASURED AT MINIMUM BUILDING SETBACK LINE  
 2) HEIGHTS ARE (25) ADDITIONAL FEET ARE REQUIRED  
 UNITS: PER FOOTING AND FOUNDATION WHICH MAY BE CONSTRUCTED OR INSTALLED

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 SERVICE PROVIDERS IN THE COMMONWEALTH OF PENNSYLVANIA  
 SERIAL NO. 20111422130



**LEGEND**

- SHARED TEXT INDICATES EXISTING FEATURES  
 UPRIGHT TEXT INDICATES PROPOSED FEATURES
- UTILITY POLE & GUY WIRE
  - STORM DRAIN
  - ACCESS DRIVE
  - SANITARY CLEAN OUT
  - SEWER MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - WATER SERVICE
  - DOWN SPOUT
  - DOOR SILL
  - ROLLAWAY
  - GATEPOST
  - GIS HOLE
  - SCM
  - LIGHT STANDARD
  - DECKHOUS TREE
  - PAVEMENT EDGE
  - SANITARY LINE
  - STORM SEWER
  - WATER LINE
  - GIS LINE
  - OVERHEAD WIRES
  - UNDERGROUND ELECTRIC
  - PROPERTY LINE
  - ADJACENT PROPERTY
  - BUILDING RESTRICTION LINE
  - FENCE
  - CONCRETE CURB

**SURVEY NOTES**

1. THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF JUNE 30, 2017. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PRACTICES AND STANDARDS OF THE PROFESSION AS SET FORTH IN THE PRACTICE ACT FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA.
2. UTILITY LOCATIONS BENEATH THE SURFACE ARE APPROXIMATE AND ARE BASED ON FIELD LOCATIONS OF EXISTING RECORD EVIDENCE. UNDERGROUND UTILITIES WHOSE PRESENCE IS NOT INDICATED ON THIS PLAN DOES NOT GUARANTEE THAT ANY UTILITIES ARE NOT PRESENT.
3. THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE ARE BASED ON FIELD SURVEY DATA AND RECORD DRAWINGS. THE LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE.
4. PROPERTY OWNER HAS DEED AND TAX PARCEL INFORMATION AS SHOWN IN THIS PLAN IS BASED UPON LEHIGH COUNTY TAX MAP RECORDS AS OF JUNE 30, 2017 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
5. LINES AS SHOWN WITH BENCHMARKS AND DISTANCES OR CURVE INFORMATION ARE INDICATED LINES MEASURED BY THIS SURVEY WITHOUT ANY GEODETIC ADJUSTMENT FOR CURVE INFORMATION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
6. BENCHMARKS AND CONTROLS AS SHOWN HEREON ARE BASED ON RA 89/94 ZONE STATE PLANE COORDINATE SYSTEM. ALL DISTANCES AS SHOWN ARE GROUND MEASUREMENTS (NO GRID SCALE FACTOR HAS BEEN APPLIED).
7. ELEVATIONS AND CONTROLS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-8 WITH KENNETH AND ARE ACCURATE WITHIN 0.15' OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
8. PLAN REFERENCES: CITY OF BETHLEHEM DEPARTMENT OF ENGINEERING AND OCCUPATION DISTRICTS, BR. R.L. FOX, CITY ENGINEER, DATED: 1919, LAST REVISED: 1/23/2001, OF 810 MONOCACY STREET, BR. KIM WILLIAM MOORE, DATED: 4/28/2001.
9. THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERMIT FACTS WHICH MIGHT AFFECT THE COURSE OF THE SURVEY.
10. NO METALS WERE OBSERVED DURING THE COURSE OF THE SURVEY.
11. DEED BOOK VOLUME 456 PAGE 406 REFERENCES AN EASEMENT FOR A 172' WIDE RIGHT-OF-WAY FOR THE CONSTRUCTION OF A 172' WIDE HIGHWAY OR INSTALLED.

**SURVEYOR'S CERTIFICATION**

I, HENRY GERRY, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY DEPICTED ON THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION TO THE LOCAL STANDARDS OF CARE. THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED AS OF THE DATES INDICATED IN PLAN AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF. I AM A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA AND THE SURVEY DIMENSIONS ARE CORRECT IN THE FIELD AS STATED ON THIS PLAN. I AM NOT PROVIDING ANY TITLE SEARCH OR OTHER PERMIT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

REGISTERED CONSULTING ENGINEERS, INC. DATE: \_\_\_\_\_  
 BY: DOUGLAS ABERNETHY, P.E. (45247)  
 REGISTRATION NO. S0735503  
 THIS PLAN IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE, DATE, AND PROFESSIONAL SEAL.

**KEYSTONE CONSULTING ENGINEERS, INC.**  
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 2870 EMRICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555  
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BOUNDARY & EXISTING CONDITIONS PLAN	
REVISIONS	DATE
BY	DATE

**PARCELS: P6NW2B-9-1 & P6NW2B-7-20**  
 124 WEST UNION BOULEVARD  
 114 WEST SPRUCE STREET  
 CITY OF BETHLEHEM  
 NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY: X	CHECKED BY: GCN
DRAWN BY: DBH	DATE: JULY 12, 2017
SCALE: 1" = 20'	JOB NUMBER: CN-16-045
SHEET: 1 OF 1	