



SITE ADDRESS: 730 E. Morton St., Bethlehem, PA 18015

Office Use Only:
DATE SUBMITTED: JANUARY 21, 2020 HEARING DATE: FEBRUARY 26, 2020

PLACARD: _____ FEE: 500--

ZONING CLASSIFICATION: RT LOT SIZE: 40' x 80' or 3200 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	Clen Homes, LLC
Address	P. O. Box 21075, Lehigh Valley, PA 18002
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
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
1306.01(a) 4.RT	6000 ft ²	3200 ft ²	2800 ft ²
	60ft	40ft	20ft

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):

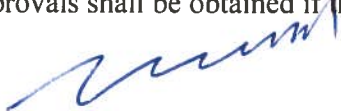
NARRATIVE

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

01/20/2020

Date



Property owner's Signature

01/20/2020

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.

Narrative Statement

This zoning variance appeal is to seek an approval to convert a single residence with a four car garage into a two-family property, that is to change the existing garage into an additional residence.

There is a shortage of affordable housing in Bethlehem. Converting a single residence into a two family property will contribute to more and better rental housing. By making real estate renovation and adding a new two-bedroom apartment will help to uplift the neighborhood.

The surrounding neighborhood has a lot size of 1600 ft², with the frontage of 19 ft. The subject property has a lot size of 3200 ft², with the frontage of 41 ft. So by converting it into two family, the new structure will conform with the neighborhood.

The current structure has a parking pad for 4 cars, a 4 car garage and a half bath on first floor, and a two bedroom residence on the second floor entering from the side gate. This proposal is to convert the garage into a 920 ft² two bedroom residence, thus making a two-family residence, each with two parking places. There will be separate electric meter and heating system.

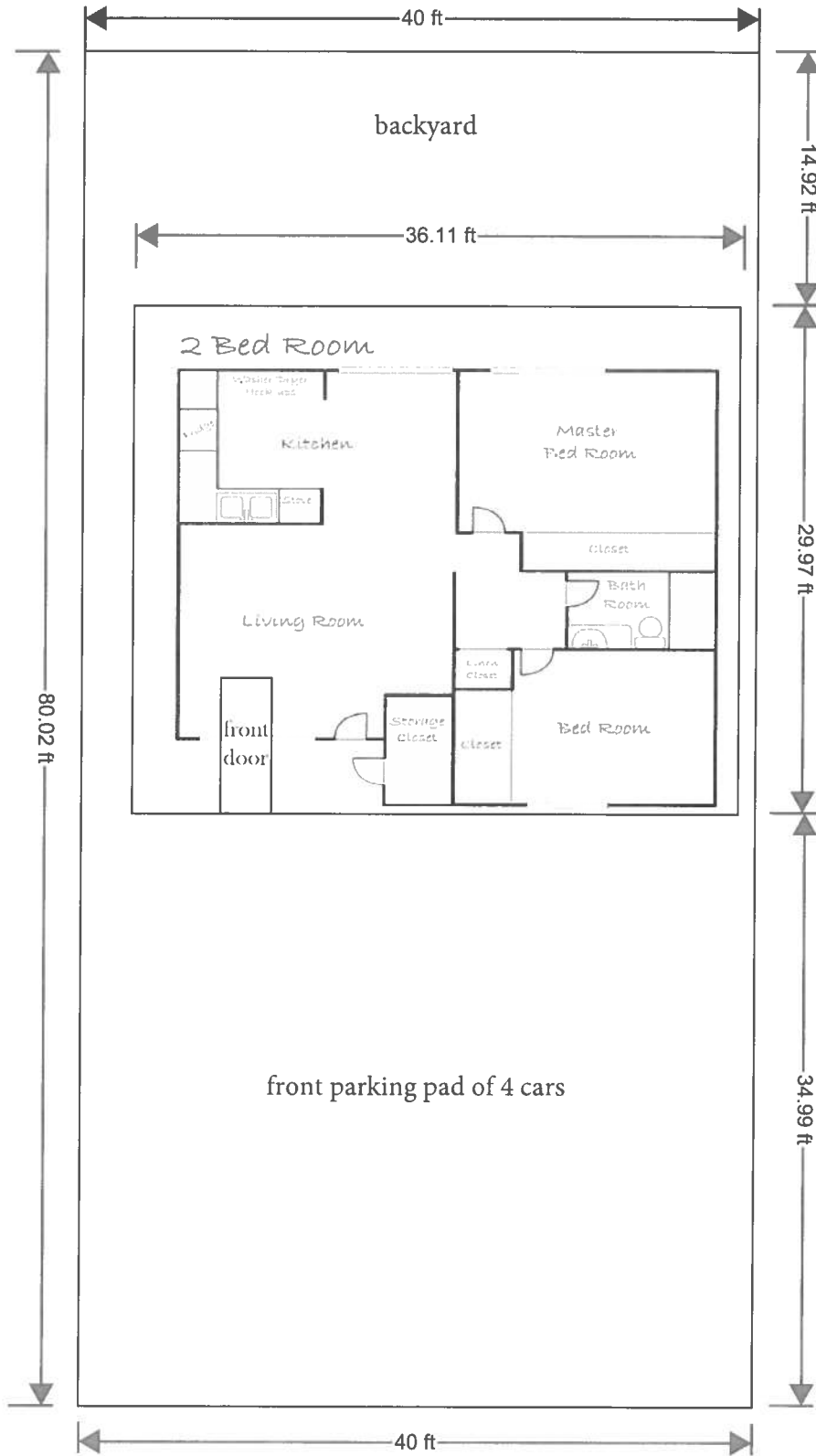
-Clen Homes, LLC

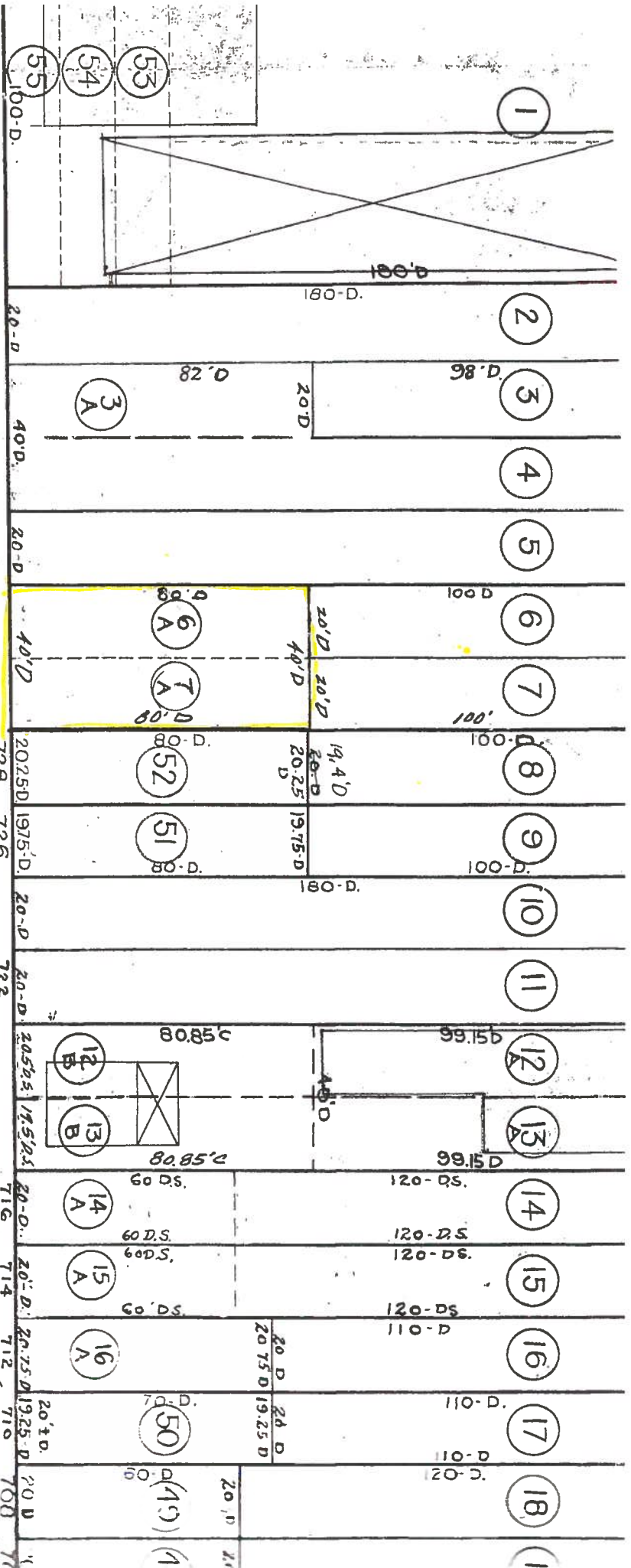
01/21/2020



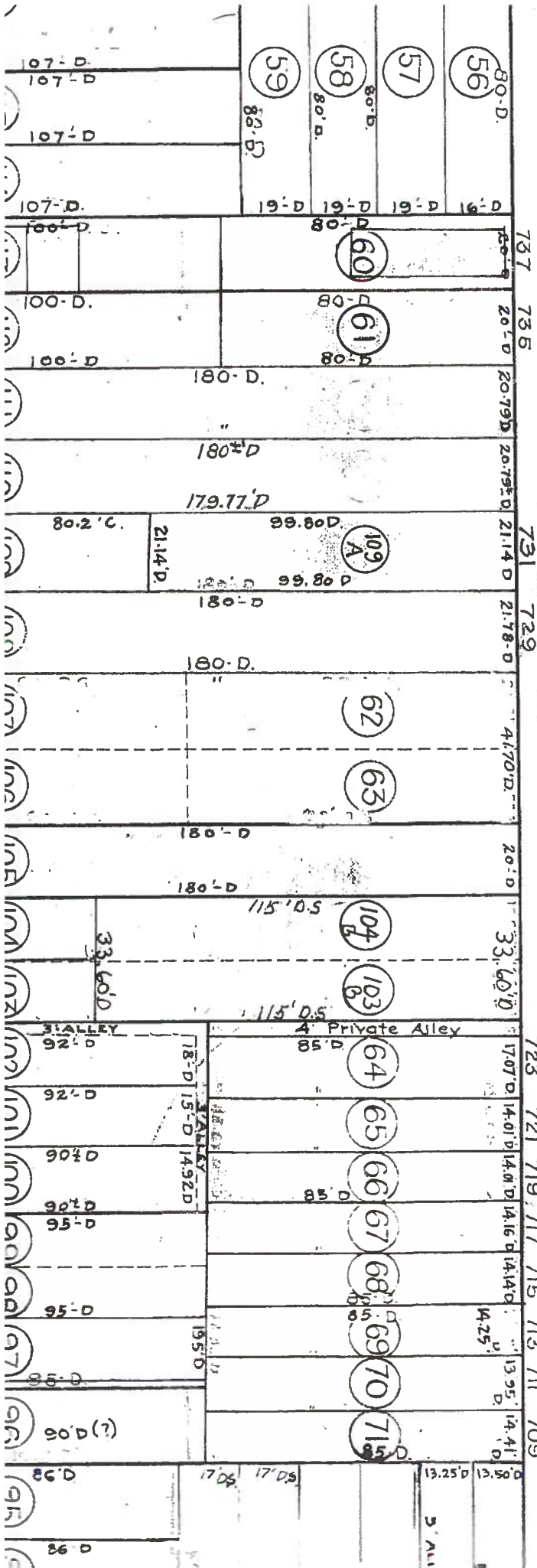


Lot layout and future first floor layout





E. MORTON STREET (CHURCH



737 735 731 729 728 726 722 723 721 719 717 715 713 711 709

731 729

722

723 721 719 717 715 713 711 709

