



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7094

Fax: 610-865-7330

TDD: 610-865-7086

www.bethlehem-pa.gov

March 7, 2021

Sent Via Email and US Mail

Alexander Pirro
Viridian Capital Management
55 W 55th Street, Apt 8C
New York, NY 10019

Re: Zoning Certification
743-745 Center Street
Bethlehem City PID: 209-005378
Northampton County PID: P6NE1B 19 4 0204

The above referenced parcel, n/f Manuel and Isabel Cerqueira, is situated on a .1138 acre or 4,958 SF parcel. The parcel is irregular in shape, measuring approximately 66.5' along Center Street (front lot line) and 74' along East Union Boulevard. The parcel is located within the CL – Limited Commercial Zoning District. The parcel is neither located within another overlay district, nor is it located within the floodway or flood hazard area. The adjacent parcels are located within the RT – High Density Residential and CL – Limited Commercial Zoning Districts.

The parcel consists of a two and one half story brick masonry structure; it contains neither accessory structures nor off-street parking. At their July 19, 2017 Hearing, with Written Decision dated August 29, 2017, and attached hereto, the Zoning Hearing Board granted a Use Variance to convert a commercial space into a dwelling unit thereby creating the current use as six Multi-Family Dwelling Units and one Commercial Unit. The commercial unit is located on the first floor and at the corner of Center Street and East Union Boulevard. The use as Multi-Family Dwellings are permitted by-right, provided that such housing shall be located in the same building as a principal commercial use that is on the front street level, and the Additional Requirements listed under 1322.03(11), attached hereto. The City's current Zoning Ordinance has an Effective Date of June 15, 2012, Last Revised May 20, 2021.

Dimensional Requirements for Multi-Family Dwellings within the CL District refer to the RT District. For Multi-Family Dwellings, 2-1/2 stories or less, includes a minimum tract size of 9,000 SF and a minimum lot area per dwelling unit of 2,500 SF. Additional dimensional requirements include 90' minimum lot width, 0' front yard setback, 20' rear yard setback, 15' side yard setback, 2.5 stories and 35' maximum building height and 80% maximum building coverage. The structure, lot and number of dwellings are considered to be legally non-conforming. If the structure were to be destroyed by fire or other casualty or act of God, then it can be rebuilt pursuant to 1323.05, attached hereto.

Off-street parking requirements for Multi-Family Dwellings with two or fewer bedrooms is 1.75 spaces per dwelling unit, or a minimum of nine parking spaces. As the parcel contains no parking spaces, this too is considered to be legally non-conforming.

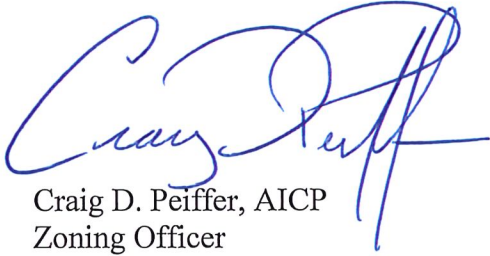
The City's Planning File contained neither subdivision nor land development plans, and this is most likely attributed to the age of the neighborhood and structure. A copy of the final recorded plan *may* be obtained at the

Northampton County Courthouse. The City's Housing File contained 12 Certificates of Occupancy, each are attached hereto.

There are no known zoning violations associated with this parcel.

If you have any questions, or require additional information, then please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig D. Peiffer". The signature is fluid and cursive, with the first name "Craig" being the most prominent.

Craig D. Peiffer, AICP
Zoning Officer

Enclosures.

1322.03 Additional Requirements for Certain Uses.

The following uses shall meet the following additional requirements, in addition to all other applicable requirements. Where this Article and another provision of this Ordinance apply to the exact same matter, the provision that is most restrictive upon development or use shall apply. See also the Site Plan Review Criteria in Section 1322.02.

(II) Multi-Family Dwellings (Also known as "Apartments").

- (1) Location of Buildings. The distance between multifamily dwellings on the same lot shall be not less than 25 feet. All buildings shall be so located in relation one to another that the angle of horizontal from the sill of the lowest window in the habitable area in one building to the highest point of another building, excluding towers, chimneys and similar fixtures, does not exceed 45 degrees. Where possible, the layout of dwellings shall be such that the front of one structure does not face the rear of another.
- (2) The proposed development shall be served by a public sanitary sewer system.
- (3) The proposed use shall be designed as a single architectural project with approved landscaping as determined by the City Forester's Office and shall not materially detract from the character of the neighborhood.
- (4) Except within the IR-R district, no building shall exceed 180 feet in length, measured at ground level or any floor level, whether on one frontage, or on the combined frontages of the main frontage and that of any wings of the same building.
- (5) Parking.
 - (i) Except within the IR-R district, all parking spaces and access drives shall be at least 15 feet from any multi-family dwelling on the lot. This shall not apply to an interior garage and/or a driveway intended to be used as a parking space for one particular dwelling unit.
 - (ii) Except within the IR-R district, no one area for off-street parking of motor vehicles shall exceed 40 cars in capacity. Separate parking areas on a parcel shall be physically separated from one another by a 6 foot wide planting strip.
- (6) Except within the IR-R district, in multifamily dwellings of 2.5 stories or less in height, maximum building size shall be restricted to not more than 16 dwelling units in one continuous structure and no portion of the building below the first story or above the second story shall be used for dwelling purposes.
- (7) Except within the IR-R district, in multifamily dwellings of over 2.5 stories in height, the following additional minimum requirements shall be met:
 - (i) Front Yard - No building shall be closer to any street line than twice the depth of the required front yard for the respective residential district in which such buildings is located, and such front yard shall be increased by not less than one foot for each one foot in height of the building over 35 feet.
 - (ii) Side and Rear Yards - In all districts, for each one foot in height of the building over 35 feet, side and rear yards shall be increased by not less than ½ foot.
 - (iii) The distance at the closest point in all districts between any 2 buildings of a group of elevator-type multiple dwellings, shall not be less than 35 feet and for each 2 feet such height is increased beyond a height of 35 feet the distance between such buildings shall be increased by not less than one foot.
 - (iv) Local shopping facilities to serve the residents of the building may be provided only on the ground floor and basement, provided the total floor area of the uses does not exceed 10 percent of the total area of the principal building.

Article 1323

Procedures and Controls Governing Non-Conformities

1323.05 Restoration.

- (a) A nonconforming structure which is destroyed or damaged by fire or other casualty or by act of God shall only be rebuilt or restored or used in a nonconforming manner if the majority of the exterior walls are still structurally sound. However, a nonconforming residential building may be reconstructed regardless of the amount of destruction or the cause, provided that the building is rebuilt and used as a one family dwelling, and no new nonconformities are created.
- (b) Where a nonconforming structure is permitted to be rebuilt or restored in a nonconforming manner, such permission shall only be granted if:
 - (1) the structure is properly secured after the damage or destruction,
 - (2) work begins within 12 months after the date of damage or destruction, unless the Zoning Hearing Board by special exception grants a time extension for good cause,
 - (3) work is diligently pursued to completion, and
 - (4) no new nonconformity is created and no existing nonconformity is increased.
- (c) An existing detached building that is accessory to a dwelling may be replaced with a new building, provided the new building is no more nonconforming than the previous building.



KINGSPRY

August 29, 2017

JEROME B. FRANK
DONALD F. SPRY II
DOMENIC P. SBROCCHI
KIRBY G. UPRIGHT, LLM, CPA
KENT H. HERMAN
TERENCE L. FAUL
JOHN E. FREUND, III
JEFFREY T. TUCKER
GLENNA M. HAZELTINE*
ALAN S. BATTISTI
KEVIN C. REID*
PAUL S. FRANK
BRIAN J. TAYLOR**
MICHAEL A. GAUL
ELIZABETH M. KELLY
ELLEN C. SCHURDAK
KRISTINE RODDICK
REBECCA A. YOUNG
DOROTA GASIENICA-KOZAK
TIMOTHY E. GILSBACH*
JESSICA F. MOYER
ERIN D. GILSBACH
MATTHEW T. TRANTER*
AVERY E. SMITH*
KEELY J. COLLINS
KARLEY BIGGS SEBIA*
JONATHAN M. HUERTA
RYAN K. FIELDS
WILLIAM J. NOVICK, IV*

Mr. & Mrs. Manuel Cerquera
957 Barnsdale Road
Bethlehem, PA 18017

RE: Bethlehem Zoning Hearing Board Decision with respect to variance request

Dear Mr. and Mrs. Cerquera:

I have enclosed herein a copy of the Decision as rendered by the Bethlehem Zoning Hearing Board with respect to your request for a variance for the use of your property at 743-745 Center Street. The Decision grants the variance as requested.

Please note that you, the City, or any protestant may file an appeal from this Decision at any time within thirty (30) days from the date of mailing of this Decision. Such an appeal would need to be filed to the Northampton County Court of Common Pleas. You should be further be aware that any action which you take in reliance upon this Decision is taken "at risk" until such time as the appeal period has expired.

Sincerely yours,

KING, SPRY, HERMAN, FREUND & FAUL, LLC

Terence L. Faul, Esquire

TLE/sm

Enclosure

cc: Bethlehem Zoning Hearing Board, Attn: Suzanne Borzak w/enclosure ✓

OF COUNSEL:
E. DRUMMOND KING
JAMES J. RAVELLE, Ph.D., JD.
KATHLEEN CONN, Ph.D., JD., LLM

AFFILIATED WITH:
WEISS BURKARDT KRAMER, LLC
PITTSBURGH, PA 15219

*LICENSED IN PA AND NJ
**LICENSED IN PA AND NY

KING, SPRY, HERMAN, FREUND & FAUL, LLC • ATTORNEYS & COUNSELORS AT LAW
ONE WEST BROAD STREET • SUITE 700 • BETHLEHEM, PA 18018 • TEL: 610-332-0390 • FAX: 610-332-0314

ALLENTOWN ❖ BETHLEHEM ❖ STROUDSBURG

{00434963}

www.kingspry.com

BETHLEHEM ZONING HEARING BOARD

Applicant: Manuel and Isabel Cerquera

Property Address: 743-745 Center Street, Bethlehem, PA 18018

Zoning District: RL

Request for Relief: Applicant seeks a variance from Section 1305.01.a of the Zoning Ordinance which requires that there be a commercial use of a portion of a multi-family building in this district.

Date of Hearing: July 19, 2017

Findings of Fact

The Applicant was represented at the time of hearing by Attorney James Holzinger. Testimony was presented by the Applicant, Manuel Cerquera, his realtor, Jane Gonzalez and site drawings were submitted through the office of Chris Portner of Portner and Hetke, an architectural firm.

Based on the testimony presented, the Board makes the following findings of fact:

1. The Applicant acquired the property in 1971, at which time it consisted of five residential apartments, and a first floor laundromat.
2. There are four one bedroom unit apartments and one two bedroom unit apartment on the property.
3. The portion of the property, which was formerly used as a laundromat, has been utilized for various commercial uses following the date of acquisition, including as a ceramic shop, a steelworkers union hall, and a beauty shop.
4. The most recent commercial use of the property was as a beauty shop.
5. The commercial space has been vacant for one and a half years.
6. The Applicant entered into a listing agreement with a local realtor to obtain a lessee for the commercial premises more than one year ago. Prior to that time the Applicant sought to lease the property without use of a commercial realtor.
7. During the time in which the Applicant has sought a new tenant, the Applicant has not received any offers to lease the property for commercial purposes.
8. The Applicant was able to lease a vacant first floor apartment within two to three weeks after it had become vacant, when it was listed for lease as a residential unit.
9. The commercial space available for lease consists of approximately 500 square feet of the 5,550 square foot building.
10. There is no off street parking available for the site.

11. No current residents of the residential units on the property have complained of the fact that there is no onsite or offsite parking available.
12. All parking is on street parking, which has not created a problem in the neighborhood.
13. A majority of the properties along this block of Center Street are used for residential purposes.

Discussion

The Applicant for a variance has the burden of establishing five elements in order to obtain a variance. Those elements include:

1. An unnecessary hardship will result if the variance is denied due to unique physical circumstances or conditions.
2. Because of such circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the Zoning Ordinance a variance is necessary to enable the reasonable use of the property.
3. The hardship is not self-inflicted.
4. Granting the variance will not alter the essential character of the neighborhood nor be detrimental to the public welfare.
5. The variance sought is the minimum variance that will afford relief.

In this case, the testimony presented established that, when the Applicant acquired the property, it was located in a residential zone. Thereafter, the CL zoning district was expanded along Union Boulevard. Though the property owned by the Applicant faces Center Street, the property also abuts Union Boulevard, which is more commercial in nature than Center Street.

When the Applicant first acquired the property, the commercial use of a portion of the property was a non-conforming use. When the zoning was changed, it became a conforming use. However, the condition of the neighborhood did not change, and the testimony established that it is not possible to lease the remaining commercial space for commercial purposes at this time. Similar to the matter of Zoning Board of Adjustment of Hanover Township v. Koehler (2 Pa. Cmwlth, 260, 278 A.2d 375), the evidence established that the property is simply not suitable for the required use, and that the proposed use is consistent with the essential character of the neighborhood and will not be detrimental to the public welfare. In this case, the unnecessary hardship has not been created by the Applicant, and the requested variance represents the minimum variance necessary to afford relief.

Decision

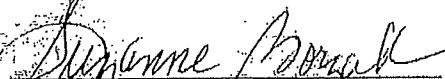
The Zoning Board, by a 5-0 vote, grants Applicants' request for a variance to establish a one bedroom residential unit on the first floor of the property at the location formerly utilized for commercial purposes.

Voting in favor of the grant of the variance:

Gus Loupos, Chairman
William Fitzpatrick
Linda Shay Gardner
Michael A. Santanasto
James H. Schantz


Opposed: None

Certified by Secretary of the Zoning Hearing Board:


Suzanne Borzak, Secretary

Prepared by the alternate Solicitor to the
Bethlehem Zoning Hearing Board

KING, SPRY, HERMAN, FREUND
& FAUL, LLC

By: 
Terence L. Faul, Esquire

Date: August 29, 2017

CITY OF BETHLEHEM, PENNSYLVANIA
BUREAU OF HOUSING
CERTIFICATE OF OCCUPANCY

FEE: \$75.00 pd APPLICATION DATE: 4/28/11
PROPERTY: 743 Center Street #5
OWNER: Manuel Cerqueira
OWNER'S ADDRESS: 957 Barnsdale Road, Bethlehem, PA 18017
LESSEE:
LESSEE'S ADDRESS:
EXISTING USE: 1 Unit of 6 Residential + 1 Commercial
PROPOSED USE: Same
GRANTED BY THE ZONING HEARING BOARD:

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE HAS BEEN INSPECTED AND FOUND IN COMPLIANCE WITH ZONING AND HOUSING CODES OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AND THE ABOVE STATED OCCUPANCY AND USE THEREOF IS HEREBY GRANTED.

Michael V. P...

APPROVED AS TO HOUSING CODES :
DATE : May 31, 2011

APPROVED AS TO ZONING AND ISSUED BY :
DATE : May 31, 2011

Chris Barth

CITY OF BETHLEHEM, PENNSYLVANIA
BUREAU OF HOUSING
CERTIFICATE OF OCCUPANCY

FEE: \$55.00 pd APPLICATION DATE: 07/29/10
PROPERTY: 743 Center Street #1
OWNER: Manuel Cerqueira
OWNER'S ADDRESS: 957 Barnsdale Road, Bethlehem, PA 18017
LESSEE:
LESSEE'S ADDRESS:
EXISTING USE: 1 Unit of 6
PROPOSED USE: Same
GRANTED BY THE ZONING HEARING BOARD:

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE HAS BEEN INSPECTED AND FOUND IN COMPLIANCE WITH ZONING AND HOUSING CODES OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AND THE ABOVE STATED OCCUPANCY AND USE THEREOF IS HEREBY GRANTED.

APPROVED AS TO HOUSING CODES : Michael V. Palou
DATE : October 6, 2010

APPROVED AS TO ZONING AND ISSUED BY : John A. Loggins
DATE : October 6, 2010

CITY OF BETHLEHEM, PENNSYLVANIA
BUREAU OF HOUSING
CERTIFICATE OF OCCUPANCY

FEE: \$55.00 pd APPLICATION DATE: 07/21/10
PROPERTY: 743 Center Street
OWNER: Manuel Cerqueira
OWNER'S ADDRESS: 957 Barnsdale Road, Bethlehem, PA 18017
LESSEE:
LESSEE'S ADDRESS:
EXISTING USE: 1 Unit of a 6 Unit Building
PROPOSED USE: Same
GRANTED BY THE ZONING HEARING BOARD:

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE HAS BEEN INSPECTED AND FOUND IN COMPLIANCE WITH ZONING AND HOUSING CODES OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AND THE ABOVE STATED OCCUPANCY AND USE THEREOF IS HEREBY GRANTED.

APPROVED AS TO HOUSING CODES

Michael V. Kales
DATE : August 4, 2010

APPROVED AS TO ZONING AND ISSUED BY

John A. Lezocke
DATE : August 4, 2010

CITY OF BETHLEHEM, PENNSYLVANIA
BUREAU OF HOUSING
CERTIFICATE OF OCCUPANCY

FEE: \$330.00 pd APPLICATION DATE: 01/20/09
PROPERTY: 743 Center Street
OWNER: Manuel Cerqueira
OWNER'S ADDRESS: 957 Barnsdale Road, Bethlehem, PA 18017
LESSEE:
LESSEE'S ADDRESS:
EXISTING USE: 6 of 6 Units
PROPOSED USE: Same
GRANTED BY THE ZONING HEARING BOARD:

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE HAS BEEN INSPECTED AND FOUND IN COMPLIANCE WITH ZONING AND HOUSING CODES OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AND THE ABOVE STATED OCCUPANCY AND USE THEREOF IS HEREBY GRANTED.

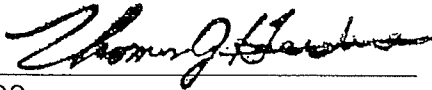
APPROVED AS TO HOUSING CODES : Michael V. Palco
DATE : April 1, 2009

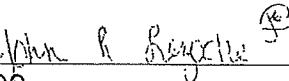
APPROVED AS TO ZONING AND ISSUED BY : John A. Logzocke
DATE : April 1, 2009

CITY OF BETHLEHEM, PENNSYLVANIA
BUREAU OF INSPECTIONS
CERTIFICATE OF OCCUPANCY

FEE: \$70.00 paid APPLICATION DATE: 7/7/00 FILE #: 2646
PROPERTY: 743 Center Street - 2nd fl & 3rd fl south CO #: R-1146
OWNER: Manuel Cerqueira ZONING : CB
OWNER'S ADDRESS: 957 Barnsdale Road, Bethlehem, PA 18017
LESSEE: _____
LESSEE'S ADDRESS: _____
EXISTING USE: 2 Units
PROPOSED USE: Same
GRANTED BY THE ZONING HEARING BOARD: _____

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE HAS BEEN INSPECTED AND FOUND IN COMPLIANCE WITH ZONING AND HOUSING CODES OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AND THE ABOVE STATED OCCUPANCY AND USE THEREOF IS HEREBY GRANTED.

APPROVED AS TO BUILDING AND HOUSING CODES: 
DATE : August 29, 2000

APPROVED AS TO ZONING AND ISSUED BY : 
DATE : August 29, 2000

CITY OF BETHLEHEM, PENNSYLVANIA
BUREAU OF INSPECTIONS
CERTIFICATE OF OCCUPANCY

FEE: \$35.00 paid APPLICATION DATE: 12/2/96 FILE #: 2646
PROPERTY: 743 Center Street CO #: R-1656
OWNER: Manuel Cerqueira ZONING: CB
OWNER'S ADDRESS: 957 Barnsdale Road, Bethlehem, PA 18017
LESSEE: _____
LESSEE'S ADDRESS: _____
EXISTING USE: 1 Unit
PROPOSED USE: Same
GRANTED BY THE ZONING HEARING BOARD: _____

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE HAS BEEN
INSPECTED AND FOUND IN COMPLIANCE WITH ZONING AND HOUSING CODES
OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AND THE ABOVE STATED
OCCUPANCY AND USE THEREOF IS HEREBY GRANTED.

APPROVED AS TO BUILDING AND HOUSING CODES: *Thomas J. ...*
DATE: January 24, 1997


APPROVED AS TO ZONING AND ISSUED BY: *Stephen L. Charitz* (see)
DATE: January 24, 1997


CITY OF BETHLEHEM, PENNSYLVANIA
BUREAU OF INSPECTIONS
CERTIFICATE OF OCCUPANCY

FEE: \$175.00 APPLICATION DATE: 12-27-91 FILE #: 2646
PROPERTY: 743 Center Street CO #: R-1102
OWNER: Manuel Cerquerira ZONING: RM
OWNER'S ADDRESS: 957 Barnsdale Road, Bethlehem, PA 18017
LESSEE:
LESSEE'S ADDRESS:
EXISTING USE: 5 units
PROPOSED USE: same - 5 year certificate
GRANTED BY THE ZONING HEARING BOARD:

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE HAS BEEN INSPECTED AND FOUND IN COMPLIANCE WITH ZONING AND HOUSING CODES OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AND THE ABOVE STATED OCCUPANCY AND USE THEREOF IS HEREBY GRANTED.

xxxx THIS BUILDING DOES NOT COMPLY WITH ALL CODES, BUT MAY BE OCCUPIED, SUBJECT TO CORRECTION OF ALL CODE VIOLATIONS.

APPROVED AS TO BUILDING AND HOUSING CODES: 
DATE: January 29, 1992

APPROVED AS TO ZONING AND ISSUED BY: 
DATE: January 29, 1992

C. of B. #19 JAN 30 1992

CITY OF BETHLEHEM, PA.

Bureau of Inspections

-CERTIFICATE OF OCCUPANCY-

\$15.00

Appl. Date 4/29/81 C.O. No. H706

Property 745 Center St. Zoning District CB

Owner Manuel Cerqueira Address 760 Pembroke Rd.

Lessee Address

Ward 9 Block 2 City Lot No. 51 Lot Size 22 X 74

Subdivision Section Lot No.

Existing Use: Retail Sale 1st Flr.

Proposed Use: Offices 1st Flr.

Granted by Z.H.B. Date

This is to certify that the building or structure has been inspected and found in compliance with the Zoning, Building and Housing Codes of the City of Bethlehem, Pa., and the above stated occupancy and use thereof is hereby authorized.

Any changes in the use and occupancy as designated above, without approval of the Zoning Officer, will automatically render this Certificate null and void.

Approved as to Building and Housing Codes. *[Signature]* Date 5/4/81
Building Inspector

Approved as to Zoning and Issued by *[Signature]* Date 5/4/81
Zoning Officer 15.00

CITY OF BETHLEHEM, PA.

Bureau of Inspections

-CERTIFICATE OF OCCUPANCY-

\$15.00

Appl. Date.....1/26/81..... C.O. No. H117.....

Property..... 743 Center St. Zoning District.....CB.....

Owner..... Manuel Cerqueira Address..... 760 Pembroke Rd.

Lessee..... Address.....

Ward..... 9 Block..... 2 City Lot No. 50 Lot Size 44.5 x 74

Subdivision..... Section..... Lot No.....

Existing Use:..... Apt. Bldg. Apt. #5

Proposed Use:..... Same

Granted by Z.H.B. Date.....

This is to certify that the building or structure has been inspected and found in compliance with the Zoning, Building and Housing Codes of the City of Bethlehem, Pa., and the above stated occupancy and use thereof is hereby authorized.

Any changes in the use and occupancy as designated above, without approval of the Zoning Officer, will automatically render this Certificate null and void.

Approved as to Building and Housing Codes..... *[Signature]* Date..... 1/29/81
Building Inspector..... 81 15.00

Approved as to Zoning and Issued by..... *[Signature]* Date..... 1/29/81
Zoning Officer.....

CITY OF BETHLEHEM, PA.

Bureau of Inspections

-CERTIFICATE OF OCCUPANCY-

\$10.00

Appl. Date 2/29/80 C.O. No. H316

Property 743 Center St. Zoning District CB

Owner Manuel Cerqueira Address 760 Pembroke Rd.

Lessee Address

Ward 9 Block 2 City Lot No. 50 Lot Size 44.5 X 74

Subdivision Section Lot No.

Existing Use: Apt. Bldg. Apt. #4

Proposed Use: Same

Granted by Z.H.B. Date

This is to certify that the building or structure has been inspected and found in compliance with the Zoning, Building and Housing Codes of the City of Bethlehem, Pa., and the above stated occupancy and use thereof is hereby authorized.

Any changes in the use and occupancy as designated above, without approval of the Zoning Officer, will automatically render this Certificate null and void.

Approved as to Building and Housing Codes *[Signature]* Date 3/6/80

Building Inspector 3 80

10.0000

Approved as to Zoning and Issued by *[Signature]* Date 3/6/80
Zoning Officer

Gashaw

CITY OF BETHLEHEM, PA.

Bureau of Inspections

-CERTIFICATE OF OCCUPANCY-

\$10.00

Appl. Date... 7/25/79 C.O. No. H1430

Property..... 745 Center St. Zoning District... CB

Owner..... Manuel Carqueria Address... 760 Pembroke Rd.

Lessee..... Daniel L. Jackson Address... 745 Center St.

Ward..... 9 Block..... 2 City Lot No..... 51 Lot Size..... 22 x 74

Subdivision..... Section..... Lot No.....

Existing Use:..... Ceramic Shop

Proposed Use:..... Retail Sales (Buck Stove Store)

Granted by Z.H.B. Date.....

This is to certify that the building or structure has been inspected and found in compliance with the Zoning, Building and Housing Codes of the City of Bethlehem, Pa., and the above stated occupancy and use thereof is hereby authorized.

Any changes in the use and occupancy as designated above, without approval of the Zoning Officer, will automatically render this Certificate null and void.

Approved as to Building and Housing Codes *William C. Gault* Date 8/7/79

Building Inspector

Approved as to Zoning and Issued by *Stephan L. Schmitz* Date 8/7/79

Zoning Officer

INSA-12

CITY OF BETHLEHEM, PA.

Department of Public Safety — Bureau of Inspections

-CERTIFICATE OF OCCUPANCY-

Fee \$5.00

Appl. Date 2-1-74 C.O. No. H140

Property 745 Center Street Zoning District CB

Owner Manuel C. Gerqueira Address 760 Pembroke Road

Lessee Address

Ward 9 Block 2 City Lot No. 51 Lot Size 22 x 74

Subdivision Section Lot No.

Existing Use: Retail business

Proposed Use: Same "Ceramic City"

Granted by Z.B. of A. Date

This is to certify that the building or structure has been inspected and found in compliance with the Zoning, Building and Housing Codes of the City of Bethlehem, Pa., and the above stated occupancy and use thereof is hereby authorized.

Any changes in the use and occupancy as designated above, without approval of the Zoning Officer, will automatically render this Certificate null and void.

Approved as to Building and Housing Codes *William C. Gault* Building Inspector Date 2-11-74

Approved as to Zoning and Issued by *Stephen J. Schantz* Zoning Officer Date 2-11-74

5.00