

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, March 23, 2022 @ 6:00 PM

The Meeting will be livestreamed for viewing purposes only on:
<https://www.youtube.com/channel/UC4HYHr4C6mVbfhRXhWYXaJw>

Applications can be viewed at:
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or in Bethlehem City Hall.

Questions and comments may be submitted in advance of the hearing to:
planninginfo@bethlehem-pa.gov

Messages must be received by 4:00 PM on Monday, March 21, 2022.

Notice is hereby given that the Zoning Hearing Board will have a meeting for the purpose of hearing the following appeals:

1. 130 West Goepp Street (CID 208-004832, PID P6NW2B 4 2 0204)
911 Orchard Street (CID 208-005213, PID P6NW2B 4 1 0204)

Appeal of Robert Smith on behalf of RJ Holdings, Inc., to construct a three story structure containing 18 Multi-Family Dwellings, which requires a Variance to permit parking in the front yard and Dimensional Variances to exceed the maximum area for parking within the front yard, 50% permitted, 68% proposed and to decrease the minimum separation distance between dwellings and parking, 15' required, 7' proposed (Sections 1311.04(b), 1319.02(m), 1322.03(l)(5)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

130 W. Goepp St.: Irregular / 18,580 SF RT – High Density Residential
911 Orchard St.: 90' x 117' / 10,530 SF Zoning District
Total Record Lot: 29,110 SF

2. 2854 Linden Street (CID 214-016682, PID M6SE3 10 1 0204)

Appeal of Dino and Joanna Cantelmi to construct a three story structure containing 36 Multi-Family Dwellings, which requires Dimensional Variances to reduce the lot area per dwelling, 4,000 SF required, 3,601 SF proposed, or 32 dwellings permitted, 36 proposed and to exceed the maximum building length, 180' permitted, 220' proposed (Sections 1306.01(a)(3), 1322.03(l)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 129,637 SF RG – Medium Density Residential
Zoning District

3. 1010 Harvard Avenue (CID 216-063574, PID P7 14 1B-4 0204)

Appeal of Joe Petrucci on behalf of Triple Net Investments XLVIII, LLC, to construct a 53,700 SF facility, which requires Special Exceptions to permit Distribution as a principal use and Warehousing or Storage as a principal use (Sections 1305.01(e), 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 249,599 SF IR – Industrial Redevelopment
Zoning District

4. 1226 Stefko Boulevard (CID 215-021092 , PID N7SW4A 5 1 0204)

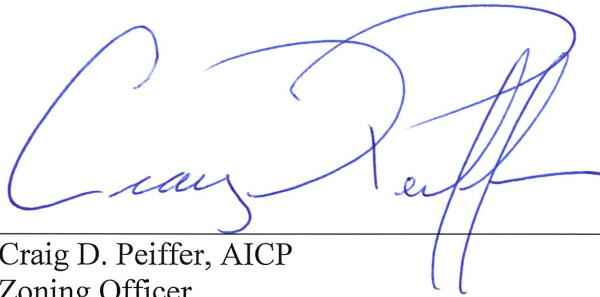
Appeal of James Deiter on behalf of Deiter Bros. Fuel Co, Inc., to install a 30,000 gallon propane storage tank, which requires Special Exceptions to operate as a Retail Propane Distributor and to permit Liquid or Gas Fuel Storage, Bulk, for off-site distribution (Sections 1305.01(b), 1305.01(e), 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 50,530 SF LI – Light Industrial
Zoning District

5. 329-337 South New Street (CID 203-001755, PID P6SE1A 20 12 0204)

Appeal of Paul Mingrino on behalf of Amicus PA Owner III, LLC, for an Interpretation of a decision by the Zoning Officer that East 4th Street is not on the front street level, or in the alternative, a Use Variance to permit an Office use, professional or otherwise, on the front street level (Sections 1302.17, 1302.67(b), 1305.01(a) Footnote 4, 1306.01(b)(1)(b) Note I, 1318.07, 1325.05, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 4,408 SF CB – Commercial Central Business
Zoning District



Craig D. Peiffer, AICP
Zoning Officer
Bureau of Planning and Zoning