

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, July 27, 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, July 25, 2022.

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

1. 642-644 North New Street (CID 207-004438, PID P6NE1D 4 5 0204)
Appeal of Vivian Segui for a Use Variance to permit an Office use, professional or otherwise, on the front street level (Sections 1302.17, 1302.67(g), 1305.01(a) Footnote 4, 1305.01(b) Footnote 1, 1306.01(b)(1)(b) Note I, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 33' x 193' / 6,369 SF CB – Commercial Central Business Zoning District

2. 609 West Union Boulevard (CID 112-008830, PID 642739120965 1)
Appeal of Ihor Semenovych to construct an entry roof, which requires a Dimensional Variance to reduce the minimum side yard setback, 4' required, 2' proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 4,560 SF RT – High Density Residential Zoning District

3. 1825 West Broad Street (CID 113-010365, PID 641786614071 1)
Appeal of Brittany Werner for a Use Variance to permit a Personal Service, esthetics salon, where the use is neither permitted by right nor special exception (Sections 1305.01(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 85,378 SF LI – Light Industrial Zoning District

4. 1204 Stanford Road (CID 113-012473, PID 642811267435 1)
Appeal of Chadi Chehab to construct a patio and patio roof, which requires a Dimensional Variance for the patio to reduce the rear yard setback, 20' required, 7' proposed and Dimensional Variances for the patio roof to reduce the side yard setback, 2'-8" required, 2' proposed and to reduce the rear yard setback, 20' required, 14' proposed (Section 1306.01(a)(3), 1318.17(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 13,093 SF RG – Medium Density Residential Zoning District

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