

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, January 26, 2022 @ 6:00 PM

Due to the COVID-19 Pandemic, all parties shall wear a mask at all times while in City Hall.

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, January 24, 2022.

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

1. 2117 Covington Avenue (CID 214-014610, PIN N7NW4D 7 1 0204)

Appeal of Dr. Riyaz and Mubina Gangji on behalf of Rimu Ventures, LLC, for a Use Variance to construct eight off-street parking spaces in the RG – Medium Density Residential Zoning District as accessory parking for a use within the adjacent CL – Limited Commercial Zoning District. (Sections 1304.01(b)(6), 1304.02(f), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 3,842 SF

RG – Medium Density Residential
Zoning District

2. 326 Pierce Street (CID 204-002490, PID P6SE1B 16 2 0204)

328 Pierce Street (CID 204-002491, PID P6SE1B 16 3 0204)

507-527 Evans Street (CID 204-002051, PID P6SE1B 16 1 0204)

Appeal of Patrick Cantelmi, for a Use Variance to construct a Distribution Facility for e-commerce sale of products customary and incidental to a hardware store, and which also requires Dimensional Variances to exceed the maximum building coverage, 80% permitted, 84.65% proposed, or 5,216 SF permitted, 5,520 SF proposed, to exceed the maximum building height, 35' permitted, 40' proposed, to decrease the minimum rear yard setback, 20' required, 10.81' proposed, and to decrease the minimum side yard setback, 6' required, 3.16' diminishing to 1.67' proposed, and a Variance to eliminate nine parking spaces within a shared parking lot, 66 parking spaces existing, 57 parking spaces proposed (Sections 1304.01(b)(2), 1306.01(a)(4), 1319.01(a)(19)(40), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot, after adjustment: 50' x 130.6' / 6,530 SF

RT – High Density Residential
Zoning District

3. 1029-1031 East 3rd Street (CID 205-003605, PID P6NE3D 1 5 0204)

Appeal of Joe Ruggiero on behalf of RIPEX, LLC, to construct two single-family semi-detached dwellings (aka twins or duplexes), which requires Dimensional Variances to reduce the minimum tract size, 6,000 SF required, 3,428 SF existing, to reduce the lot area per dwelling, 3,000 SF required, 1,714 SF proposed, or 1 dwelling permitted, 2 dwellings proposed, to reduce the minimum lot width, 60' required, 45'-6" existing, or 30' required, 22'-9" proposed, to reduce the minimum

rear yard setback, 20' required, 19'-6" diminishing to 7'-0" proposed, and to reduce the minimum side yard setback, 4' required and 0' increasing to greater than 4'-0" proposed along the western lot line and a Variance to eliminate the minimum off-street parking requirement, four spaces required, none proposed (Sections 1306.01(a)(4), 1319.01(a)(1)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 3,428 SF

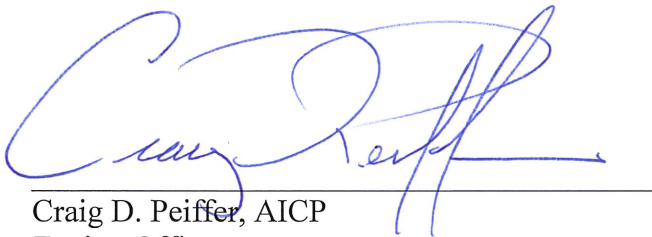
RT – High Density Residential
Zoning District

4. 1018 East 3rd Street (CID 205-003558, PID P6SE2A 8 2 0204)

Appeal of Joe Ruggiero on behalf of RIPEX, LLC, to convert the first floor commercial space into a dwelling and construct a second floor addition for a second dwelling, thereby creating a Two-Family Detached Dwelling, which requires Dimensional Variances to reduce the minimum tract size, 6,000 SF required, 1,920 SF existing, to reduce the lot area per dwelling, 3,000 SF required, 960 SF proposed, or 1 dwelling permitted, 2 dwellings proposed, to reduce the minimum side yard setback, 4' required, +/- 1' existing; and Variances to expand a non-conforming structure more than 50%, 100% proposed, or 247 SF permitted, 494 SF proposed, and to reduce the minimum off-street parking requirement, four spaces required, two proposed (Sections 1304.01(b)(1), 1306.01(a)(4), 1319.01(a)(1)(ii), 1323.04(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 1,920 SF

RT – High Density Residential
Zoning District



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