

AGENDA

ZONING HEARING BOARD Monday, October 16, 2023 @ 6:00 pm

Town Hall
10 E. Church Street, Bethlehem PA

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.

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

1. 407B Spring Street (CID 110-007361, PID 642746260054 46)
Appeal of Natasha and Anju Thalla for a Use Variance to operate a Regulated Rental Unit (four unrelated persons) outside of the SH Student Housing and Student Home Overlay Zoning District (Sections 1302.108, 1327.01(c), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 3.58 Acres RT – High Density Residential Zoning District
(Condo Assoc.)
2. 3010 Avenue B (CID 113-013214, PID 641848346352 1)
Appeal of Subrata Sen on behalf of Spray-Tek, Inc., for Variances to construct a 26-car parking lot within the minimum front yard setbacks, 25' required from the curb line, 24.2' proposed, 20' required from the front lot line, 16.4' proposed (Sections 1306.01(b)(6), 1319.02(l), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 4.82 Acres PI – Planned Industrial Zoning District
3. 1708 Calypso Avenue (CID 113-009467, PID 641797012005 1)
Appeal of David Ronca on behalf of Macada Partners, 1800 Calypso, LLC, for a Variance to develop a nonconforming lot and a Dimensional Variance for minimum lot width, 75' required, 50' proposed and separation of a nonconforming lot from an adjacent conforming lot in common ownership (Sections 1306.01(a)(2), 1323.12(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 50' x 140' / 7,000 SF RS – Single-Family Residential Zoning District
4. 1715 Wendy Lane (CID 214-018496, PID M7NW4 5 33-3 0204)
Appeal of Jon Burke on behalf of Roper Preferred Properties. LLC, for an Interpretation that an adjacent two-car surface parking lot in common ownership of a condominium association can account for the minimum off-street parking requirements for one of the nine condominium dwellings, or in the alternative, a Variance to reduce the off-street parking requirement for a single-family dwelling, two spaces required, one space proposed (Sections 1319.01(a)(1)(i), 1325.05, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 1.25 Acres RG – Medium Density Residential Zoning District
(Condo Assoc.)

5. 1247 East Third Street (CID 205-003672, PID P6NE3C 6 17 0204)
Appeal of Lauri Ortiz for a Special Exception to operate a Family Day Care Home (Sections 1304.01(b)(5), 1322.03(r), 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 20' x 85' / 1,700 SF

RT – High Density Residential
Zoning District

Darlene L. Heller, AICP
Planning Director / Acting Zoning Officer
Bureau of Planning and Zoning