

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, October 23, 2024 @ 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.

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

1.) **2141 Commerce Blvd** (CID 216-021754 PID: P7 21 1 0204)
Appeal of JERC Partners XCII, LLC for Special Exception approval to permit principal uses Distribution and Warehousing at 2 proposed industrial buildings (referenced as lots A & B); also, the owner requests a variance from parking requirements for lot B; 58 spaces are proposed, versus 101 required by ordinance. (Sections 1305.01(e), 1319.01 (a)(40), 1325.06, 1325.07 and all associated variances, special exceptions and interpretations).
Tract Size: Irregular / 26.68 AC IR- Industrial Redevelopment
Zoning District

2.) **823 North New Street** (CID 209-006576 PID P6NE1A 9 11 0204)*
Appeal of Lissa Dayoub for a Special Exception to convert one Non-Conforming use, Photography Studio, to another Non-Conforming use, Personal Service-Hair Salon (Sections 1323.07, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).
Tract Size: 40' x 54' / 2,160 SF RT- High Density Residential
Zoning District

***This case was continued from the July 24, 2024 and September 18, 2024 meetings.**

3.) **117 East 4th Street** (CID 202-023557 PID: P6SE1A 21 2 0204)
Appeal of Fast Signs Allentown, on behalf of Serfass Construction, for interpretation of Zoning Ordinance section 1320.09(a)(2)(i) that vertical height limitations only apply to signs projecting greater than 3" horizontal, and a de minimus variance to permit two signs projecting 3.5" and 6.5" from the building face; or, alternatively, applicant seeks a variance to permit one sign at a height of 77' and another at 70'. (Sections 1320.09(a)(2)(i), 1325.06 and all associated variances, special exceptions and interpretations).
Tract Size: 22,400 SF (.5142 AC) CB- Central Business
Zoning District

4.) **1220 Prospect Avenue** (CID 113-023246 PID: 642707710629 1)
The Roman Catholic Diocese of Allentown Requests a variance to permit establishment of a non-permitted Boarding House in the RS Zoning District in a former Personal Care Home, and to reduce off-street parking requirements. (Sections 1304.01(b), 1319.02(b)(6), 1325.06, 1325.07 and all associated variances, special exceptions and interpretations).
Tract Size: 135'x330' / 44432 SF (1.02 AC) RS - Single Family Residential
Zoning District

5.) **817, 821-823 W. Broad Street** (CID: 112-008050 PID: 642728323476 1)
112-008051 642728226445 1

Appeal of Spinozzi II LLC on behalf of Marco Andretti for 3 variances: to waive the requirement for commercial use on the Broad St frontage; to reduce the required eastern lot line 8' buffer yard to an approximate 2'6"; and a dimensional variance to reduce required west side yard setback from 15' required to 13' proposed. (Sections 1305.01(a) footnote 1, 1306.01(b), 1318.23, 1325.06, 1325.07 and all associated variances, special exceptions and interpretations).

Tract Size: 22,409 SF (.51 AC)

CL - Limited Commercial
Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning