

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

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

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

1. 1036 Blake Street n/f 778-775 Worthington Avenue (CID 214-018816, PID N7NW4A 6 1 0204)

Appeal of Gavin McGeehan on behalf of Blake Street Properties, LLC to construct a two and one half story structure containing 8 Multi-Family Dwellings, which requires a Dimensional Variance to decrease the minimum separation distance between dwellings and access drives, 15' required, 3' proposed (Sections 1322.03(l)(5)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 115' x 211' / 24,265 SF RG – Medium Density Residential
Zoning District

2. 835 North New Street (CID 209-006582, PID P6NE1A 9 5 0204)

Appeal of Shane Wright for a Special Exception to modify a condition of approval from a Decision dated June 8, 2015, to extend the days and hours of operation, previously permitted Monday through Saturday, 11:00 AM to 6:00 PM; proposed Monday through Saturday, 11:00 AM to 9:00 PM and Sunday, 11:00 AM to 8:00 PM (Section 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 21' x 120' / 2,520 SF RT – High Density Residential
Zoning District

3. 1712 West Broad Street (CID 113-009219, PID 641798041577 1)

Appeal of Juliana Smeltz on behalf of Core 4 Healing and Wellness, LLC for a Special Exception to convert a Major Home Occupation, Physical Therapy to an Office for physical therapy, massage therapy and mental health counseling and a Variance to permit one 3' x 4' (12 SF) double-sided freestanding and indirectly illuminated sign (Sections 1304.04(b), 1319.02(b)(6), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 249,599 SF RT – High Density Residential
Zoning District

4. 424 Center Street (CID 206-003684, PID P6NE4B 2 2 0204)

Appeal of Michael Bianco for a Use Variance to permit a Live Work Unit for the custom fabrication of Christmas décor (Sections 1302.66, 1322.03(z)(20), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 100' x 180' / 18,000 SF

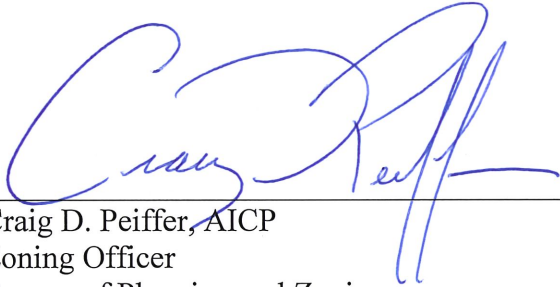
RT – High Density Residential
Zoning District

5. 218-226 West Union Boulevard (CID 208-005270, PID P6NW2B 8 8 0204)

Appeal of Plamen Ayvazov on behalf of Monocacy General Contracting, LLC, to construct a four-story structure containing 39 Multi-Family Dwellings, which requires Dimensional Variances for Lot Area Per Dwelling, 1,200 SF required, 1,017 SF proposed, or 33 dwellings permitted, 39 dwellings proposed, Minimum Front Yard Setback, 10' required, zero feet proposed, Minimum Rear Yard Setback, 50' required, 5' proposed, a Variance to decrease the minimum width of the Buffer Yards, 8' required, 2.3' and 4' proposed and a Special Exception to reduce the Minimum Off-Street Parking Requirement, 78 required, 57 proposed (Sections 1306.01(a)(4), 1306.01(b)(2), 1306.02(e), 1318.23, 1319.01(a)(1)(ii), 1319.02(b)(2), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 40,719 SF

CL – Limited Commercial
Zoning District



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