

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting  
**Wednesday, July 8, 2020 @ 6:00 PM**  
for the purpose of hearing the following appeals:

**\*THIS WILL BE A VIRTUAL MEETING\***

**Due to the COVID-19 Pandemic, we will not be meeting in-person.**  
The meeting can be accessed at <https://global.gotomeeting.com/join/807559205>, or via the  
phone at: **+1 (872) 240-3311**, Access Code: **807-559-205**.

Applications can be viewed at:  
<https://www.bethlehem-pa.gov/calendar-planning-zoning/Meetings/2020/ZONING-HEARING/ZHB-07-08-2020>, or at Bethlehem City Hall,  
10 East Church Street, Bethlehem, PA 18018.

Questions and comments may be submitted in advance of the hearing to:  
[planninginfo@bethlehem-pa.gov](mailto:planninginfo@bethlehem-pa.gov)  
Messages must be received by 3:00 PM on Wednesday, July 8, 2020.

1. 537 High Street (CID 207-023450, PID P6NE1C 15 9 0204)  
Appeal of Ryan Dunn on behalf of DTMG 1665 VCP, LLC, to convert the former Salem Evangelical Lutheran Church into a fifteen unit multi-family structure, which requires Special Exception for a reduction in off-street parking, 27 required, 21 proposed and Variances to reduce the minimum distance between parking and dwellings, 15' required, 6' proposed; and to waive the increased front, side and rear yard setbacks for multi-family dwellings (Sections 1319.02(b)(5)(6), 1322.03(II)(5)(i), 1322.03(II)(7)(i), 1322.03(II)(7)(ii), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: Irregular / 18,912 SF CL – Limited Commercial  
Zoning District
2. 938 East Fourth Street (CID 205-023745, PID P6SE2A 22 3 0204)  
949 East Fifth Street (CID 205-003343, PID P6SE2A 26 12 0204)  
Appeal of Plamen Ayvazov on behalf of Monocacy General Contracting, LLC, to partially demolish the former Zion First Hungarian Lutheran Church and construct 24 multi-family dwellings, which requires Special Exception for parking as a principal use, Dimensional Variances to increase the maximum building coverage, 30% permitted, 43% proposed; to reduce the min. lot width, 90' required, 80' existing and to reduce the lot area per dwelling unit (DU), 1,200 SF/DU minimum, 630 SF/DU proposed, or 12 DUs permitted, 24 proposed and Variances to reduce the parking setback from any street, 15' required, 11' proposed along State Street and 5' proposed along E 5<sup>th</sup> Street; reduce the minimum distance between parking and dwellings, 15' required, 2' proposed; waive the increased front yard setback, 32' required, 11' proposed and waive the increased side and rear yard setback, (side) 21' required, 15' proposed and (rear) 26' required, 20' proposed (Sections 1304.01(b)(6), 1306.01(a)(4), 1319.02(g)(6), 1322.03(II)(5), 1322.03(II)(i), 1322.03(II)(ii), 1322.03(n)(n), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).  
938 E 4<sup>th</sup> St. Record Lot: 15,120 SF RT – High Density Residential  
Zoning District  
949 E 5<sup>th</sup> St. Record Lot: 14,400 SF

3. 3010 Avenue B (CID 113-013214, PID 641848346352 1)

Appeal of Raymond Rambowski, on behalf of Spray-Tek, Inc., for Dimensional Variances to partially relocate a ground-mounted solar energy collection system (solar panels) into the side yard setback, 20' required, 4.5' proposed and the rear yard setback 30' required, 18.25' proposed (Sections 1306.01(b)(6), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 4.8228 Acres

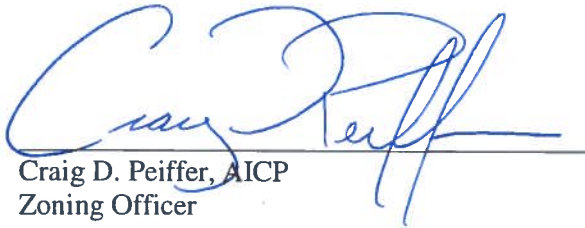
PI – Planned Industrial  
Zoning District

4. 281 West Langhorne Avenue (CID 214-016337, PID N6 8 1 0204)

Appeal of Michael Harned for a Dimensional Variance to construct an accessory structure (garage) and exceed the maximum allowable area, 1,000 SF permitted, 1,456 SF proposed (Sections 1306.03(d), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 4.45 Acres

RR – Rural Residential  
Zoning District



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