

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, November 16, 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, November 14, 2022.

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

1. 143 W. Broad Street (CID 111-007529, PID 642758027703 1)
Appeal of Jeffrey Parks on behalf of Skyline West, LLC. to construct a multi-family structure which requires Variances for side yard setbacks; 28.5' required, 1' proposed, buffer yard; 15' required, 1' proposed, minimum tract size; 10 acres required, 2.3221 acres provided, maximum impervious coverage; 5% maximum required, 33% proposed, building length; maximum building length 180' required, 440' proposed, commercial space on first floor required and no commercial space proposed. Additionally, Special Exception is required to reduce minimum off street parking; 68 parking spaces proposed, 70 parking spaces required (Sections 1306.01(b)(2)(a), 1306.01(a)(4)(d)-footnote (f), 1318.23(a), 1318.23(e), 1316.01(c)(1), 1322.03(LL)(4), 1305.01(a)(1), 1319.02(b)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 24,240 SF

CL – Limited Commercial
Zoning District

2. 1344 Center Street (CID 214-014143, PID N6SE4B 12 11 0204)
Appeal of John Hanchick on behalf of Center Street Props, LLC. to construct an addition for an additional unit making three total dwelling units, previously two units which requires Variances for minimum tract size; 9,000 SF required, 5,400 SF proposed, minimum lot area; 2,500 SF required, 1,800 SF proposed, minimum lot width; 90' required, 40' proposed, and minimum side yard; 15' required, 4' proposed. Additionally, a Special Exception is required to reduce the minimum off street parking; 6 parking spaces proposed and 9 parking spaces required (Sections 1306.01(a)(4), 1306.01(b)(2), 1325.06, 1319.01(a)(1)(ii), 1319.01(a)(26), 1319.02(b)(2) and all associated Variances, Special Exceptions, and Interpretations).

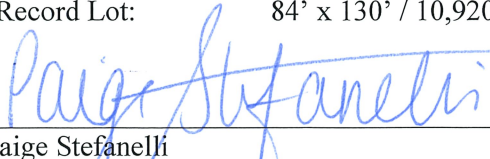
Record Lot: 30' x 145' / 5,400 SF

CL – Limited Commercial
Zoning District

3. 1401 High Street (CID 214-015695, PID N6SE4B 4 13 0204)
Appeal of Josvic Chirinos on behalf of Charles Canzater to convert the current Non-Conforming Use (Coffee Shop and Shoe Repair) to a Fast-Casual Restaurant Use which requires a Special Exception (Sections 1323.07, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 84' x 130' / 10,920 SF

RT – High Density Residential
Zoning District


Paige Stefanelli
Zoning Officer, Bureau of Planning and Zoning