

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, January 12, 2022 @ 6:00 PM

Due to the COVID-19 Pandemic, all parties shall wear a mask while inside City Hall

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 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

Messages must be received by 4:00 PM on Monday, January 10, 2022.

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

1. Election of Officers.

2. 258 East Market Street (CID 206-003846, PID P6NE1C 29 6 0204)

Appeal of Mary Ellen Williams, on behalf of Doctor & Sir, LLC, and 258 E Market Street, LLC, from an Enforcement Notice, dated July 15, 2021, for using the above referenced property, all or in part, to provide housing for transient occupants contrary to the provisions of 1304.01(b) of the Zoning Ordinance (Sections 1304.01(b), 1325.05, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 50' x 180' / 9,000 SF

RT – High Density Residential
Zoning District

3. 703 Yeates Street (CID 215-021507, PID P6NE2B 17 6 0204)

709 Yeates Street (CID 215-021508, PID P6NE2B 17 5 0204)

Appeal of Joel Moyer, on behalf of Moyer Properties, Inc., for 703 Yeates Street, a Variance to waive the off-street parking requirements for a dwelling, two required, none proposed; for 703 and 709 Yeates Street, a Variance to maintain two nonconforming contiguous lots deemed to be merged; and for 709 Yeates Street, to expand a non-conforming structure, which requires a Variance to exceed the maximum floor area to be increased, 850 SF existing, 50% or 425 SF permitted, 239% or 2,030 SF (590 SF ground floor plus 1440 SF second floor) proposed and a Variance for non-conforming side yard setbacks, 15' required either side, approximately 3.14' diminishing to 2.48' existing, and approximately 2.48' diminishing to 2.03' proposed and approximately 8.70' increasing to 9.81' existing, and approximately 9.81' increasing to 10.26' proposed (Sections 1319.01(a)(1)(i), 1323.04(a), 1323.04(c), 1323.12(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

703 Yeates Street: 30' x 120' / 3,600 SF

709 Yeates Street: 40' x 120' / 4,800 SF

Total Record Lots: 70' x 120' / 8,400 SF

LI – Light Industrial
Zoning District

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

