

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

DECISION AGENDA

1. Election of Officers.

The Board elected William Fitzpatrick as Chair, Terry Novatnack as Vice-Chair, Craig Peiffer as Secretary, Erick Schock, Esq. as Solicitor, Mark Malkames, Esq. as Alternate Solicitor and Jean Genova as Stenographer.

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

This case has been continued to the March 9, 2022, Alternate Meeting.

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 LI – Light Industrial
709 Yeates Street: 40' x 120' / 4,800 SF Zoning District
Total Record Lots: 70' x 120' / 8,400 SF

Motion to deny Applicant's request for interpretation that the merger provision does not apply.

Motion to approve all relief with the condition that garage is built per Exhibit A2, A3 and A4.

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