

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

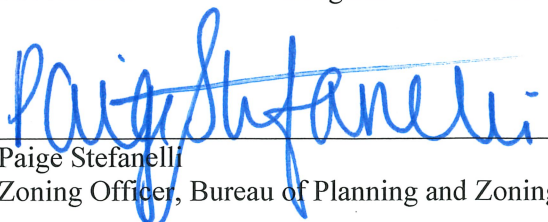
City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, March 22, 2023 @ 6:00 PM

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.

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

1. 2897 Easton Avenue (CID 214-014983, PID N7NW2 32 8 0204)
Appeal of John Tallarico on behalf of Jake Vida Management Corporation of Pennsylvania to construct two multi-family dwellings at the subject property, which requires a Dimensional Variance from parking setback requirements; 15' required, 5' proposed. (Sections 1222.03(11)(5)(i), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 108,682.2 SF RS – Single Family Residential Zoning District
2. 1160 Win Drive (CID 215-021408, PID P7 1 1G 0204)
Appeal of Robert's Oxygen Company on behalf of A Team East, LLC. to convert the existing vacant commercial facility into a Gas Storage Facility which requires a Special Exception to allow the storage of bulk gasses. (Sections 1305.01(e), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 91,476 SF LI – Light Industrial Residential Zoning District
3. 1165-1167 East Third Street (CID 205-003645, PIN P6NE3C 5 6 0204)
Appeal of Jad Imeid and Rasha Abudayeh to convert the first-floor commercial space into two dwellings, thereby creating a four unit Multi-Family Structure, which received Zoning Hearing Board Approval dated June 25, 2021 for Dimensional Variances and a Variance to reduce the off-street parking requirement, 7 required, 5 proposed. Such approval has since lapsed per 1324.06 and requires a renewal of approval. Additionally, Applicant now proposes 4 parking spaces, where 6 are required. (Sections 1319.01(a)(1)(ii), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular 6,100 SF RT – High Density Residential Zoning District
4. 830 13th Avenue (CID 113-010592, PID 642709269043 1)
Appeal of David Greenbaum, Lehigh Valley Self Storage, on behalf of Parnusa Tova, LLC. to install a commercial wall mounted sign 29.5' in height, maximum 25' required. (Sections 1320.09(a)(2)(i), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 170 X 325.32 LI – Light Industrial Zoning District


Paige Stefanelli
Zoning Officer, Bureau of Planning and Zoning