

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, October 27, 2021 @ 6:00 PM

Due to the COVID-19 Pandemic, all parties shall wear a mask at all times while in 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 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, October 25, 2021.

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

1. 1234 Pennsylvania Avenue (CID 113-011684, PID 641851531803 1)

Appeal of Krista Leibensperger and Jose Valencia, to install a 10' x 12' shed, which requires a Dimensional Variance to exceed the maximum building coverage, 25% Permitted, 28% existing, 29% proposed (Sections 1306.01(a)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 60' x 100' / 6,000 SF

RS – Single Family Residential
Zoning District

2. 1210 Eaton Avenue (CID 113-010137, PID 642802940984 1)

1214 Eaton Avenue (CID 113-010138, PID 642802843854 1)

Appeal of Dominic Villani, on behalf of on behalf of 1015 Partners, LLC, to consolidate the lots and construct a three story structure containing 18 multi-family dwellings, which requires a Dimensional Variance to reduce the lot area per dwelling, 4,000 SF required, 2,526 SF proposed, or 11 dwellings permitted, 18 proposed (Sections 1306.01(a)(3), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

1210 Eaton Ave Irregular / 36,354 SF

RG – Medium Density Residential
Zoning District

1214 Eaton Ave Irregular / 9,118 SF

Total 45,472 SF

3. 447 North Pine Top Circle (CID 214-017972, PID M6SE1 2 14 0204)

Appeal of Benjamin Hoffman on behalf of R&S Hoffman Builders, LLC, for after-the-fact Variances to decrease the minimum lot area within slopes over 35%, 10 acres required, 1.09 acres existing and to exceed maximum impervious coverage within slopes over 35%, 5% permitted, 7.8% proposed (Sections 1316.01(c), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 23,326 SF

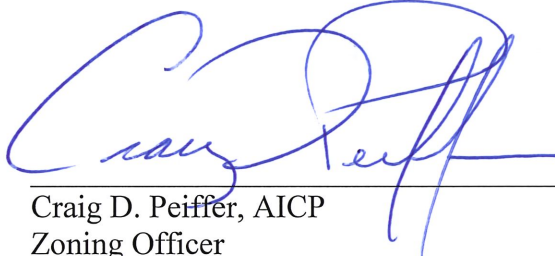
RR – Rural Residential
Zoning District

4. 468 North Pine Top Circle (CID 214-017981, PID M6SE1 2 14E 0204)

Appeal of Benjamin Hoffman on behalf of R&S Hoffman Builders, LLC, for after-the-fact Variances to decrease the minimum lot area within slopes over 35%, 10 acres required, .7077 acres existing and to exceed maximum impervious coverage within slopes over 35%, 5% permitted, 12.7% proposed (Sections 1316.01(c), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 22,610 SF

RR – Rural Residential
Zoning District



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