

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, July 26, 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. 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 no off-street parking spaces, where 6 are required with new ordinance amendment. (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

2. 835 North New Street (CID 209-006582, PID P6NE1A 9 5 0204)

Appeal of Margarita Rodriguez on behalf of Monocacy General Contracting, LLC. for a Special Exception to modify a condition of approval from a Decision dated June 8, 2015 and amended June 10, 2022 to extend the days and hours of operation, previously permitted Monday through Saturday, 11:00 AM to 9:00 PM and Sunday from 11:00 AM to 8:00 PM; proposed Monday through Sunday 7:00 AM to 9:00 PM. (1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 21' x 120' / 2,520 SF

RT – High Density Residential Zoning District

3. 1147 Arcadia Street (CID 215-019145, PID N6SE3B 21 10 0204)

Appeal of Seselia Vuono on behalf of Leonard Vuono to convert the existing first floor of a Residential Single-Family home into a Hair Salon which requires a Special Exception to allow for the proposed Major Home Occupation. (Sections 1319.03, 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: .1653 AC / 7,200.468 SQ FT

RT – High Density Residential Zoning District

4. 219 Craig Avenue (CID 113-009861, PID 641786422372 1)

Appeal of Thomas Barker on behalf of Jama Properties, LLC. to demolish an existing single family detached dwelling and to construct two (2) twin dwelling units which requires a Dimensional Variance for lot width per dwelling unit 40' required, 31.25' proposed, minimum lot area in Steep Slopes 10 acres required, .16 acres proposed, and maximum impervious coverage of 5% in Steep Slopes, 16% proposed, (Sections 1306.01(a), 1316.01(c), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 50 X 140 / 7,000 SO FT

RG – Medium Density Residential

Zoning District

5. 3633 Commerce Center Blvd (CID 216-063513, PID P7 15 3F 0704)

Appeal of Nike USA through its authorized agent City Signs on behalf of Bethlehem Commerce Center, LLC. to construct a wall mounted sign on an existing commercial structure which requires a Dimensional Variance for the height of the sign 25' maximum permitted, 47' above basic grade proposed. (Sections 1320.10(a)(2)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 45.04 AC / 217,993.6 SQ FT

IN-O – Industrial Overlay
Zoning District

Paige Stefanelli

Zoning Officer, Bureau of Planning and Zoning