

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, October 26, 2022 @ 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.

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 24, 2022.

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

1. 405 Selfridge Street (CID 204-002581, PID P6SE1C 13 7 0204)
406 Jackson Street (CID 204-002363 , PID P6SE1C 13 8 0204)
412 Jackson Street (CID 204-002362, PID P6SE1C 13 10 0204)

Appeal of Eray Donmez, on behalf of Lady Mohawk, LLC, for an Interpretation that the submission of a plan in August of 2020 should be considered a land development plan, and the zoning code as of the date of submission should be applicable to the plan, or in the alternative, a Use Variance to permit Student Housing in the proposed townhomes (Sections 1325.05, 1325.06, 1327, and all associated Variances, Special Exceptions, and Interpretations).

405 Selfridge St:	70' x 80' / 5,600 SF	RT – High Density Residential
406 Jackson St:	70' x 80' / 5,600 SF	Zoning District
412 Jackson St:	<u>80' x 140' / 11,200 SF</u>	
Total Record Lots:	140' x 160' / 22,400 SF	

2. 1720 East 4th Street (CID 216-023799, PID P7 10 1-24 0204)
1780 East 4th Street (CID 216-064105, PID P7 10 1-24D 0204)

Appeal of Steven Lyncha on behalf of Sheetz, Inc., to construct a Sheetz convenience store, which requires a Special Exception for the Use of a Gas Station with Retail Store. (Sections 1305.01(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot:	Irregular / 78,408 SF	IR – Industrial Redevelopment
		Zoning District

3. 1235 Pembroke Road (CID 215-020843, PID N7SW4D 2 1 0204)

Appeal of Thanh Hoang to convert the existing basement of the principal structure previously utilized as storage to a Commercial Music Recording Studio which requires a Use Variance within the RT Zoning District. (Sections 1304.01, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot:	Irregular / 6,095 SF	RT – High Density Residential
		Zoning District

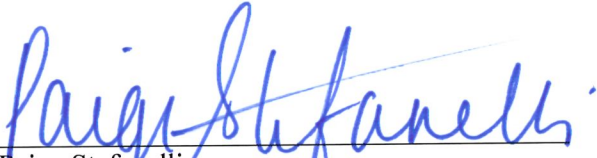
4. 1344 Center Street (CID 214-014143, PID N6SE4B 12 11 0204)

Appeal of John Hanchick on behalf of Center Street Props, LLC. to construct an addition for an additional unit making three total dwelling units, previously two units which requires Variances for minimum tract size; 9,000 SF required, 5,400 SF proposed, minimum lot area; 2,500 SF required, 1,800 SF proposed, minimum lot width; 90' required, 40' proposed, and minimum side yard; 15' required, 4' proposed. Additionally, a Special Exception is required to reduce the minimum off street parking; 6 parking spaces

proposed and 9 parking spaces required (Sections 1306.01(a)(4), 1306.01(b)(2), 1325.06, 1319.01(a)(1)(ii), 1319.01(a)(26), 1319.02(b)(2) and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 30' x 145' / 5,400 SF

CL – Limited Commercial
Zoning District



Paige Stefanelli
Zoning Officer, Bureau of Planning and Zoning