

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING
Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting
City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, August 12, 2020 @ 6:00 PM
for the purpose of hearing the following appeals:

Due to the COVID-19 Pandemic, all interested parties shall participate virtually.
The meeting can be accessed at <https://global.gotomeeting.com/join/217107277>, or via the
phone at: **+1 (408) 650-3123**, Access Code: **217-107-277**.

Applications can be viewed at:
<https://www.bethlehem-pa.gov/calendar-planning-zoning/Meetings/2020/ZONING-HEARING/ZHB-08-12-2020>, or at Bethlehem City Hall,
10 East Church Street, Bethlehem, PA 18018.

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 Tuesday, August 11, 2020.

1. 810 Monocacy Street (CID 208-005094, PID P6NW2B 9 3 0204)

813 Monocacy Street (CID 208-005123, PID P6NW2B 8 2 0204)

Appeal of Plamen Ayvazov on behalf of Monocacy General Contracting, LLC, to convert the structure at 810 Monocacy Street into 33 multi-family dwellings, which requires Dimension Variances from the minimum lot area per dwelling, 1,200 SF required, 468 SF proposed, or 12 units permitted, and maximum building height, 60' required, 61'-6" proposed and a Special Exception for 810 Monocacy Street and 813 Monocacy Street for a reduction in off-street parking, 58 required, 9 proposed (Sections 1306.01(a)(4), 1319.02(b)(5)(6), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 15,456 SF

CL – Limited Commercial
Zoning District

2. 2785 Commerce Center Boulevard (CID 216-023005, PID P7 22 2-4 0204)

Appeal of Reed Sign Company on behalf of PROLOGIS, for a Dimensional Variance to exceed the maximum height for a wall sign, 25' required, 36.2' proposed (Sections 1320.10(a)(2)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 107.27 Acres

IN – Industrial Zoning District

3. 10 Emery Street (CID 216-023816, PID P7 6 6H-3 0204)

Appeal of Reed Sign Company on behalf of PROLOGIS, for a Dimensional Variance to exceed the maximum height for a wall sign, 25' required, 36.6' proposed (Sections 1320.10(a)(2)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40.07 Acres

IN – Industrial Zoning District

4. 2467 Ringhoffer Road (CID 216-022066, PID P8 5 1 0704)

Appeal of John Kalynych, on behalf of M&J Outdoor Services, LLC, for a Use Variance to permit warehousing or storage as a principal use; construct a 7,200 SF pole barn and driveway solely for the storage of landscaping equipment (Sections 1304.01(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 3.34 Acres

RR – Rural Residential
Zoning District

5. 921 Beverly Avenue (CID 113-009090, PID 641870206528 1)

Appeal of Michael Kurtz for a Dimensional Variance to reduce the minimum rear yard setback, 35' required, 32' existing, 12' proposed (Sections 1306.01(a)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 16,500 SF

RS – Single Family Residential
Zoning District

6. 1400 East Fourth Street (CID 217-022304, PID P7SW1A 7 1 0204)

Appeal of Marian Yarteh for Use Variances to permit an Auto Repair Garage and Auto Sales (Sections 1305.01(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 23,040 SF

CL – Limited Commercial
Zoning District

Craig D. Peiffer, AICP

Zoning Officer

Bureau of Planning and Zoning