

AGENDA

PLANNING COMMISSION

Thursday, March 14, 2024 @ 5:00 pm

Town Hall

10 E. Church Street, Bethlehem PA

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.

1. APPROVAL OF MINUTES – February 8, 2024.

2. CURATIVE AEMNDMENT

- a. BAHX, LLC (“Petitioner”) challenges the validity of the City of Bethlehem’s Zoning Ordinance and submits a curative amendment, specific to Section 1322.03(l)(4). Petitioner contends that the Ordinance arbitrarily and unreasonably restricts petitioner’s property rights; the Ordinance as applied to the Petitioner’s property is unduly restrictive and confiscatory; the Ordinance interferes with Petitioner’s property rights without a rational relation to public safety, health, morals, or general welfare; the Ordinance discriminates against Petitioner and Petitioner’s ability to establish a lawful permitted use at Petitioner’s property with no rational basis for the discrimination; and, the Ordinance violates Petitioner’s rights to due process and equal protection. The full text of the ordinance and petition with exhibits may be reviewed by members of the public at Bethlehem City Hall, Department of Community and Economic Development, Bureau of Planning and Zoning, 10 East Church Street, Bethlehem, PA, Monday through Friday, 8:00 AM through 4:00 PM; however, excluding Wednesday afternoons.

3. SITE PLAN REVIEW

- a. **(24-001 Site Plan Review) – 24020001 – 1800 & 1804 CALYPSO AVENUE – SITE PLAN REVIEW – Ward 13, Zoned RS, plan dated February 12, 2024.**
The Applicant proposes to consolidate both parcels and construct a three-story structure containing 12 Multi-Family Dwellings (apartments), with off-street parking for 21 vehicles and other site appurtenances on a 0.5785 Acre or 25,000 SF Tract. As the parcel is located within the RS – Single-Family Residential Zoning District, the proposal will require, at minimum, a Use Variance.

4. GENERAL DISCUSSION