

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, October 28, 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/155634325>, or via the
phone at: **+1 (408) 650-3123**, Access Code: **155-634-325**.

Applications can be viewed at:
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, 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, October 27, 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 24 multi-family dwellings, which requires Dimensional Variances from the minimum lot area per dwelling, 1,200 SF required, 644 SF proposed, or 12 units permitted and a Special Exception for 810 Monocacy Street and 813 Monocacy Street for a reduction in off-street parking, 42 required, 40 proposed (Sections 1306.01(a)(4), 1306.01(b)(2), 1319.01(a)(1)(ii), 1319.02(b)(2)(5)(6), 1319.02(g)(1), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

810 Monocacy St:	15,456 SF / .3548 Acres	CL – Limited Commercial
813 Monocacy St:	<u>2,500 SF / .0574 Acres</u>	Zoning District
Total Record Lots:	17,956 SF / .4122 Acres	

2. 118 West Fairview Street (CID 208-004685, PID N6SE4D 20 18 0204)

Appeal of David Piperato, to convert the Single-Family Detached Dwelling into a Two-Family Detached Dwelling, which requires Dimensional Variances from the minimum tract area, 6,000 SF required, 4,784 SF existing; minimum lot area per dwelling, 3,000 SF required, 2,392 SF proposed; minimum lot width, 60' required, 46' existing; minimum side yard setback, 4' required, 0' existing and a Variance for a reduction of off-street parking, four required, two proposed (Sections 1306.01(a)(4), 1319.01(a)(1)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 4,784 SF	RT – High Density Residential Zoning District
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3. 760-62 Hellertown Road (CID 216-021763, PID P7 20 3 0204)
774 Hellertown Road (CID 216-021764, PID P7 20 3A 0204)
784 Hellertown Road (CID 216-021765, PID P7 20 4 0204)
798 Hellertown Road (CID 216-062783, PID P7 20 5A 0204E)

Appeal of Nicholas Athanasiou on behalf of CCAN, LLC and Chris's Commons, LLC, to construct a Gas Station with a 5,585 SF Retail (convenience) Store, which requires a Use

Variance to permit a Gas Station, and Variances to locate parking spaces between the front lot line along a public street and the front of a principal building; to locate an accessory structure (garbage dumpster) within the front yard; to locate vehicle parking within the buffer yard; to exceed the maximum area of a free-standing sign, 50 SF permitted, 102 SF proposed; and to exceed the maximum height for a fuel canopy, 20' permitted and 20'-8" proposed. The Applicant also seeks a Use Variance to relocate a billboard, and a Variance to locate the billboard within the buffer yard (Sections 1306.01(b)(2)(b), 1306.03(a), 1318.23(e), 1320.09(a)(3)(iii), 1320.09(b)(3)(ix), 1322.03(v), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

760-62 Hellertown Rd:	22,234 SF / .510 Acres	CL – Limited Commercial
774 Hellertown Rd:	31,060 SF / .713 Acres	Zoning District
784 Hellertown Rd:	12,106 SF / .278 Acres	
798 Hellertown Rd:	<u>14,304 SF / .328 Acres</u>	
Total Record Lots:	<u>79,704 SF / 1.829 Acres</u>	

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