

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, February 24, 2021 @ 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/509139605>, or via the
phone at: **+1 (571) 317-3112**, Access Code: **509-139-605**.

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, February 23, 2021.

1. 2355 Avenue A (CID 113-023213, PIN 641827471295 1) *
Appeal of Jeff Bainbridge on behalf of Two Farms, Inc. c/o Royal Farms, to erect a gas canopy sign exceeding the maximum area, 20% or 16.8 SF permitted, 45.05 % or 37.85 SF proposed, to erect a diesel canopy sign exceeding the maximum area, 20% or 14.4 SF permitted, 27.22% or 19.6 SF proposed, to erect two freestanding signs exceeding the maximum area, 50 SF permitted, 246 SF proposed and to exceed the maximum height, 30' permitted, 32'-8" proposed (Sections 1320.09(a)(2)(ii), 1320.09(a)(3)(ii)(iii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular 4.49 Acres

CG – General Commercial
Zoning District

***This case has been moved to the April 28, 2021, Regular Meeting.**

2. 1137 East Third Street (CID 205-003633, PIN P6NE3C 4 8C 0204)
Appeal of Tatiana Arolli on behalf of Silver Maple Enterprises, LLC, to convert the second floor of an accessory structure (garage) into a dwelling, which requires a Use Variance to permit a dwelling within an accessory structure, and subsequent Dimensional Variances for minimum tract size, 9,000 SF required, 2,204 SF existing, lot area per dwelling unit, 2,500 SF per dwelling unit required, 735 SF per dwelling unit proposed, and minimum lot width, 90' required, 19' existing, and a Variance to waive the off-street parking requirement, two additional spaces required, none proposed (Sections 1302.02, 1306.01(a)(4), 1319.01(a)(1)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 19' x 116' / 2,204 SF

RT – High Density Residential
Zoning District

3. 943-945 Monocacy Street/207 W Fairview Street (CID 208-005132, PIN N6SW3C 20 6 0204)
Appeal of Kevork Parsamian on behalf of Arna Investments, LLC, to convert owner's storage space (previously commercial retail space) into a third dwelling, which requires Dimensional Variances for minimum tract size, 9,000 SF required, 7,590 SF existing and minimum lot width, 90' required, 69' existing (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 69' x 110' / 7,590 SF

RT – High Density Residential
Zoning District

4. 230 East Morton Street (CID 203-001779, PIN P6SE1B 27 3 0204)

Appeal of Christopher Albright on behalf of Ethos Residential, LLC, to construct a 16'-4" x 16'-4" two-story addition and an 11'-0" x 16'-4" one story addition onto a single-family, semi-detached dwelling, which requires Dimensional Variances for maximum building coverage, 35% permitted, 35% existing and 50% proposed, and minimum side yard setback, 4' required, 3'-8" existing, 3'-8" proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 20' x 90' / 1,800 SF

RT – High Density Residential
Zoning District

5. 232 East Morton Street (CID 203-001780, PIN P6SE1B 27 4 0204)

Appeal of Christopher Albright on behalf of Ethos Residential, LLC, to construct a 16'-4" x 16'-4" two-story addition and an 11'-0" x 16'-4" one story addition onto a single-family, semi-detached dwelling, which requires Dimensional Variances for maximum building coverage, 35% permitted, 35% existing and 50% proposed, and minimum side yard setback, 4' required, 3'-8" existing, 3'-8" proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 20' x 90' / 1,800 SF

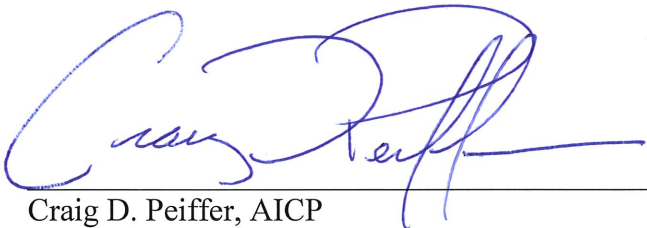
RT – High Density Residential
Zoning District

6. 808 Broadway (CID 201-000219, PIN P6SW3A 2 29 0204)

Appeal of Mordechai Schweid to convert a Single-Family Detached Dwelling into a Two-Family Detached Dwelling, which requires Dimensional Variances for minimum tract size, 6,000 SF required, 4,760 SF existing, lot area per dwelling unit, 3,000 SF required, 2,380 SF proposed, and minimum lot width, 60' required, 34' existing; a Variance from Additional Requirements for Conversion: minimum 3,000 SF of habitable floor area, 2,509 SF existing, 2,165 SF proposed (Sections 1304.01(b)(1), 1306.01(a)(4), 1322.03(o), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular 4,760 SF

RT – High Density Residential
Zoning District



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