

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, April 14, 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/217598701>, or via the phone at: [+1 \(646\) 749-3122](tel:+16467493122), Access Code: 217-598-701.

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, April 13, 2021.

1. 601-699 East Broad Street (CID 215-019285, PIN P6NE2C 1 2 0204)
725 East North Street (CID 215-019272, PIN P6NE2B 12 1 0204)
Wood Street (CID 207-004631, PIN P6NE2D 8 1 0204)

Appeal of Gretchen Rice on behalf of 601 Broad Development Group, LLC/VM Development Group, LLC, for an Appeal of the Determination of the Zoning Officer, an Interpretation that roof access creates a fourth story, or in the alternative a Variance to include the Lot Area of adjacent vacant parcels as part of the Total Lot Area Per Dwelling Unit, 116 dwellings permitted, 116 dwellings proposed, or in the alternative, a Variance to reduce the Lot Area Per Dwelling Unit, 85 dwellings permitted, 116 dwellings proposed (Sections 1302.46, 1302.52, 1302.67, 1302.124, 1306.01(a)(4), 1306.01(b)(3), 1325.06, 1325.11, and all associated Variances, Special Exceptions, and Interpretations).

601-699 E Broad St: Irregular / 213,444 SF

725 E North St: Irregular / 53,579 SF

Wood St: Irregular / 23,849 SF

Total Record Lots: 290,872 SF

CG – General Commercial Zoning District

RT – High Density Residential &

CG – General Commercial Zoning District

CL – Limited Commercial Zoning District

2. 240 East Broad Street (CID 207-004063, PIN P6NE1C 17 4 0204)
250 East Broad Street (CID 207-004064, PIN P6NE1C 17 5 0204)

Appeal of Robert DeBeer on behalf of 250 E Broad, LLC/Peron Development to construct a four-story mixed-use structure containing Commercial Retail and Residential Multi-Family Dwellings, which requires Dimensional Variances for Lot Area per Dwelling, 1200 SF permitted, 1150 SF proposed or 40 dwellings permitted, 42 dwellings proposed and Side Yard Setback along the eastern lot line, 20' required, 5' proposed; and Variances to permit parking between the front lot line and the front of a principal building; to eliminate the buffer yard and screening along the rear lot line, to reduce the buffer yard and screening along the front and side lot lines; to permit parking lot trees to be placed outside of the parking lot; to reduce the minimum area for a loading space, 11' x 35' required, 12.8' x 20' proposed; to reduce the minimum separation between parking and dwellings, 15' required, 4' proposed; and to exceed the 40 car maximum for any one parking area; and a Special Exception to reduce the number of off-street parking spaces, 103 required, 78 proposed (Sections 1306.01(a)(4), 1306.01(a)(4)(note f), 1306.01(b)(2), 1318.23, 1318.23(a)(1), 1318.23(i)(2), 1318.23(l), 1319.02(b)(6), 1319.03(g)(h), 1319.04(a), 1319.05(a)(1), 1322.03(l)(5)(i)(ii),

1322.03(l)(7)(ii), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

240 E Broad St: 120' x 230' / 27,600 SF CL – Limited Commercial Zoning District
250 E Broad St: 90' x 230' / 20,700 SF
Total Record Lots: 210' x 230' / 48,300 SF

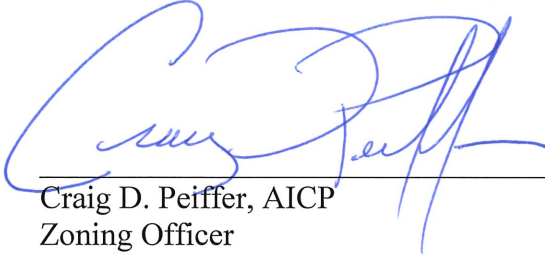
3. 3008-3022 Linden Street (CID 214-016692, PIN M7SW4 22 21A 0204)

3032 Linden Street (CID 214-063781, PIN M7SW4 22 21B 0204)

Linden Street (CID 214-063780, PIN M7SW4 22 21 0204E)

Appeal of David Delos Santos on behalf of Taylor Court Condominium Association, Brooklyn Antonio, LLC, Randolph Antonio, LLC and AKCE Properties, LLC, for Variances to construct a free-standing sign within the minimum setback from a Residential District, 25' required, 6' proposed and to construct a free-standing sign beyond the side wall of the main building when abutting a Residential District (Sections 1320.07(k), 1320.09(a)(3)(iv), and all associated Variances, Special Exceptions, and Interpretations).

3008-3022 Linden St: Irregular / 45,800 SF CS – Commercial Shopping Zoning District
3032 Linden St: Irregular / 62,061 SF
Linden St: Irregular / 5,000 SF
Total Record Lots: +/-112,861 SF



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