

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, August 24, 2022 @ 6:00 PM

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.

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 Monday, August 22, 2022.

Notice is hereby given that the Zoning Hearing Board will have a meeting for the purpose of hearing the following appeals:

1. 914-916 East 6th Street (CID 205-003455, PID P6SE2D 7 3 0204)

Appeal of Alan Fornwalt to construct a single-family detached dwelling, which requires a Dimensional Variance to reduce the minimum lot size, 4,000 SF required, 3,000 SF existing (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 75' / 3,000 SF RT – High Density Residential
Zoning District

2. 529 Turner Street (CID 215-021225, PID N6SE3A 14 7 0204)

Appeal of Joseph Biondo to construct a single-family detached dwelling, which requires a Dimensional Variance to reduce the minimum lot size, 4,000 SF required, 3,105 SF existing and a Variance to reduce the minimum off-street parking, two spaces required, one space proposed (Sections 1306.01(a)(4), 1319.01(a)(1)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 3,105 SF RT – High Density Residential
Zoning District

3. 316 East 5th Street (CID 203-001701, PID P6SE1C 3 5 0204)

Appeal of Dallas Basha on behalf of Pierce St, LLC, to enclose the rear porch and construct a second floor addition, thereby creating a four-bedroom, single family dwelling for use as Student Housing, which requires a Variance to eliminate the minimum off-street parking, two spaces required, none proposed (Sections 1319.01(a)(1)(i), 1325.06, 1327.02(c), and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 20' x 90' / 1,800 SF RT – High Density Residential
Zoning District

4. 608 Pierce Street (CID 204-002504, PID P6SE1C 11 1 0204)

Appeal of Dallas Basha on behalf of Blakeworth Properties, LLC, to construct seven, five-bedroom, Single-Family Attached Dwellings (aka Townhouses or Row Houses) for use as Student Housing, which requires Variances to permit a new principal building fronting on an alley and to reduce the minimum off-street parking, three spaces per dwelling required, one space per dwelling proposed, or 21 spaces required, seven spaces proposed and Dimensional Variances to reduce the minimum lot area per dwelling, 2,200 SF required, 1,968 proposed, or seven dwellings permitted, one existing plus seven proposed, and to eliminate the side yard setback, 25' required, zero proposed (Sections 1302.05, 1302.39, 1306.01(a)(4), 1318.14, 1319.01(a)(1)(i), 1325.06, 1327.02(c), and all associated Variances, Special Exceptions, and Interpretations).

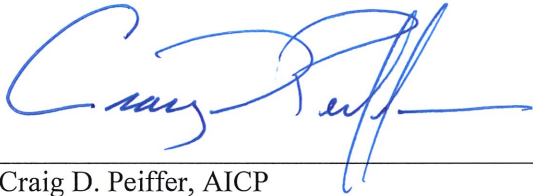
Record Lot: Irregular / 15,750 SF RT – High Density Residential
Zoning District

5. 508-512 Selfridge Street (CID 204-002559, PID P6SE2D 12 3 0204)

Appeal of Dallas Basha on behalf of 2529 E 4th St, LLC, to construct four Multi-Family Dwellings, which requires Variances to permit a new principal building to be on a lot which has a width of less than is required and to reduce the minimum off-street parking, nine spaces required, eight spaces proposed and Dimensional Variances to reduce the minimum tract size, 3,000 SF for the Single-Family, Semi-Detached Dwelling plus 9,000 SF for the Multi-Family Dwellings, or 12,000 SF required, 8,400 SF proposed, to reduce the minimum lot width, 30' for the Single-Family, Semi-Detached Dwelling plus 90' for the Multi-Family Dwellings, or 120' required, 60' proposed, to reduce the minimum side yard setback, 15' required, 5' proposed (Sections 1302.39, 1306.01(a)(4), 1318.03, 1319.01(a)(1)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 60' x 140' / 8,400 SF

RT – High Density Residential
Zoning District



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