

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, November 17, 2021 @ 6:00 PM

Due to the COVID-19 Pandemic, all parties shall wear a mask at all times while in City Hall.

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, November 15, 2021.

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

1. 3410 Linden Street (CID 214-016701, PID M7 2 9 0204)

3412 Linden Street (CID 214-016702, PID M7 2 8 0204)

Continuation of the Appeal of Alain Aoun on behalf of West Broad Investments, LLC, to demolish the existing structure and construct 15 multi-family dwellings, which requires a Dimensional Variance to reduce the lot area per dwelling unit, 4,000 SF required, 2,886 SF proposed, or 10 Dwellings permitted, 15 proposed (Sections 1306.01(a)(3), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

3410 Linden St Irregular / 22,095 SF

RG – Medium Density Residential

3412 Linden St Irregular / 21,200 SF

Zoning District

Record Lots: 43,295 SF

2. 1187 East 4th Street (CID 205-002978, P6SE2B 7 14 0204)

Appeal of Michael Gertz and Jeanie Sun to convert a single-family dwelling into two dwelling units, thereby maintaining one commercial unit fronting East 4th Street and creating two dwellings fronting Hobart Street, which requires a Use Variance for an attached structure and Dimensional Variances to reduce the minimum tract size, 6,000 SF required, 5,040 SF existing, to reduce the lot area per dwelling, 3,000 SF required, 2,520 SF proposed, or 1 dwelling permitted, 2 proposed, to reduce the minimum lot width, 60' required, 38' existing and to reduce the minimum side yard setback, 4' required each side, 5' diminishing to 0' and +/- 3' feet existing (Sections 1304.01(b)(1), 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 5,040 SF

RT – High Density Residential
Zoning District

3. 12 East Market Street (CID 206-003824, PID P6NE1D 19 1 0204)

Appeal of Robert and Patricia Handwerk to convert the first floor commercial office space into a second dwelling, which requires a Use Variance for an attached structure, Dimensional Variances to reduce the minimum tract size, 6,000 SF required, 3,720 SF existing, to reduce the lot area per dwelling, 3,000 SF required, 1,860 SF proposed, or 1 dwelling permitted, 2 proposed, to reduce the minimum lot width, 60' required, 31' existing, and a Variance to reduce the minimum off-street

parking requirement, two required, none proposed (Sections 1304.01(b)(1), 1306.01(a)(4), 1319.01(a)(1)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 31' x 120' / 3,720 SF

RT – High Density Residential
Zoning District

4. 830 13th Avenue aka 825 12th Avenue (CID 113-012768, PID 642800403278 1)

Appeal of Lois Arciszweski on behalf of Adams Outdoor Advertising, LLC, to modify an off-premise, billboard sign, which requires Dimensional Variances to exceed the maximum allowable area, 100 SF permitted, 625 SF proposed, and to exceed the maximum height, 25' permitted, 34' proposed (Sections 1320.10(b)(1), 1320.09(b)(3)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 1.27 acres

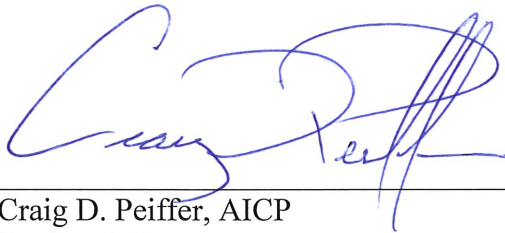
LI - Light Industrial
Zoning District

5. 124 Goodman Drive (PID Q6 3A 1 0204)

Appeal of Scott Hesser on behalf of Saucon Valley Solar Partners, LLC, for an Appeal of the determination of the Zoning Officer, or in the alternative, a Variance to exceed the maximum fence height, 6' permitted, 8' proposed (Sections 1302.20, 1302.44, 1302.67, 1302.92, 1302.146, 13063.01(b)(9), 1318.16, 1318.17, 1325.06, 1325.11 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot Irregular / 255.01 Acres

I – Institutional
Zoning District



Craig D. Peiffer, AICP

Zoning Officer

Bureau of Planning and Zoning