

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, June 22, 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](mailto:planninginfo@bethlehem-pa.gov)

Messages must be received by 4:00 PM on Monday, June 20, 2022.

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

1. 29 Trembley Drive (CID 203-023438, PID P6 3 1 0204E)

Appeal of Jim LaRose, on behalf of Lehigh University, to construct pedestrian improvements at Clayton University Center, which requires a Dimensional Variance to exceed the maximum vertical drop per terrace, 5.0' permitted, 15.89' proposed (Sections 1316.01(e), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular 36.5 Acres I – Institutional  
Zoning District

2. 1559 Kelchner Road (CID 113-011177, PID 641873193039 1)

Appeal of Chirag Thakkar, on behalf of OLV Properties, LLC, to subdivide the parcel into four residential lots, which requires a Dimensional Variance to reduce the minimum lot width for two flag-style lots, 75' required, 25' proposed (Section 1306.01(a)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: ~214.5' x 405.9' / 87,120 SF RS – Single Family Residential  
Zoning District

3. 1420 Easton Avenue (CID 215-019483 , PID N6SE3A 9 16 0204)

Appeal of Jessica and Timothy Bream to convert the residential space into two dwelling units, which requires Dimensional Variances for minimum tract size, 6,000 SF required, 4,200 SF existing and minimum lot width, 60' required, 35' existing and a Variance to reduce the minimum off-street parking, seven spaces required, five spaces existing (Sections 1306.01(a)(4), 1319.01(a)(1)(i), 1319.01(a)(26), 1323.06(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 35' x 120' / 4,200 SF RT – High Density Residential  
Zoning District

4. 1742 Elliott Avenue (CID 113-010365, PID 641786614071 1)

1746-48 Elliott Avenue (CID 113-010366, PID 641786517020 1)

1800 Elliott Avenue (CID 113-010363, PID 641786712041 1)

Appeal of Peter Axiotis and Roufakis Panetlis, on behalf of ARN Development Company, Inc., to construct eight multi-family dwellings, which requires a Dimensional Variance for lot area per

dwelling, 4,000 SF required, 3,000 SF proposed, or six dwellings permitted, eight dwellings proposed, and a Variance to reduce the minimum separation between access drives and dwellings, 15' required, zero proposed (Sections 1306.01(a)(3), 1322.03(11)(5)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

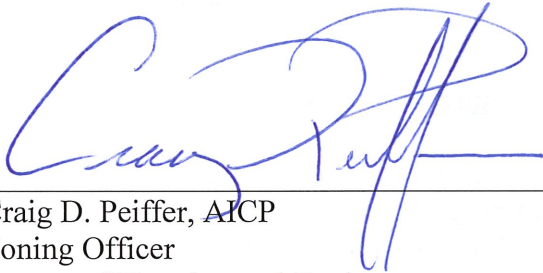
1742 Elliott Ave: 100' x 120' / 12,000 SF

1746-48 Elliott Ave: 50' x 120' / 6,000 SF

1800 Elliott Ave: 50' x 120' / 6,000 SF

Total Record Lots: 200' x 120' / 24,000 SF

RG – Medium Density Residential  
Zoning District



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