

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, July 28, 2021 @ 6:00 PM
for the purpose of hearing the following appeals:

The meeting can also be accessed at <https://global.gotomeeting.com/join/638317653>, or via
the phone at: **+1 (224) 501-3412**, Access Code: **638-317-653**.

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, July 27, 2021.

1. 306 Brodhead Avenue (CID 202-001130, PID P6SE1A 7 2 0204)

Appeal of Plinio Rodriguez to convert the rear 2-vehicle garage and office into the sale and installation of vehicle audio and alarm equipment, which requires a Use Variance to permit an Auto Repair (Sections 1305.01(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 5,781 SF CB – Commercial/Central Business Zoning District

2. 1332 Genoa Street (CID 113-010592, PID 642709269043 1)

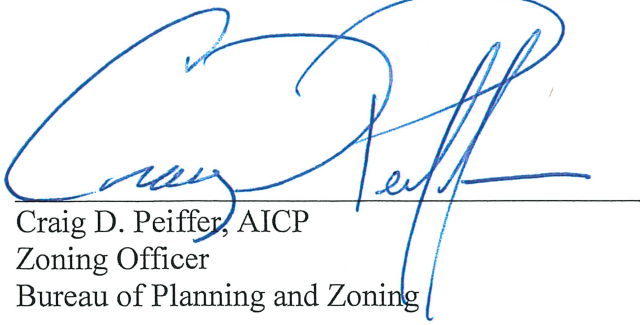
Appeal of Dominic Villani on behalf of 1015 Partners, LLC, to construct a Two Family Detached Dwelling, which requires Dimensional Variances for Minimum Tract Size, 6,000 SF required, 5,724 SF existing, Minimum Lot Area Per Dwelling, 3,000 SF required, 2,862 SF proposed and to reduce the rear yard setback, 20' required, 16' proposed (Sections 1306.01(a)(4), 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 5,724 SF RT – High Density Residential Zoning District

3. 424 Center Street (CID 206-003684, PID P6NE4B 2 2 0204E)

Appeal of Amanda DiIorio on behalf of 424 Center, LLC, to convert the former Unitarian Universalist Church into an Artists Management Company, which requires a Use Variance to permit a Crafts or Artisan's Studio; Dimensional Variances to construct a 518 SF Addition, which exceeds the maximum building coverage, 35% permitted, 56% existing, 57% proposed, to construct a 6' high masonry wall in the front yard, where 4' is permitted, and to construct an 8' high masonry wall in the side yard, where 6' is permitted, a Variance to encroach upon the clear sight triangle, 15' per leg required, 0' proposed and a Special Exception to reduce the off-street parking, 124 required, three proposed (Sections 1304.01, 1306.01(a)(4), 1318.06, 1318.12, 1318.16, 1319.01(a)(21), 1319.02(b)(5)(6), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 100' x 180' / 18,000 SF RT – High Density Residential Zoning District



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