

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, August 16, 2023 @ 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.

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

1. 2235 W. Broad Street (CID 113-010852, PID 641758239955 1)
2300 Hanover Avenue (PID 641758045413 1)
2220 W. Florence Street (CID 113-010539, PID 641758202273 1)
2211 W. Broad Street (CID 113-009414, PID 641758456810 1)

Appeal of BAHX, LLC. to construct multiple apartment buildings where a dimensional variance is required for building length 180' required, 290' proposed. Additionally, a Variance is required to allow parking on the street level of the building along West Broad Street. Parking use is proposed in lieu of the required commercial use on the front street level (Sections 1305.01(a)(1), 1322.03(II)(4), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).

2235 W. Broad Street:	2.27 Acres / 98,881.2 SF	CL – Limited Commercial
2300 Hanover Avenue:	2.61 Acres / 113,691.6 SF	Zoning District
2220 W. Florence Street:	3.37 Acres / 146,797.2 SF	
2211 W. Broad Street:	.60 Acres / 26,136 SF	
Total Record Lots:	8.85 Acres / 385,506 SF	

2. 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 R & D Homes, LLC. to construct eight (8) multi-family dwelling units, which requires dimensional variances for minimum lot area in Steep Slopes 10 acres required, .67 acres proposed, maximum impervious coverage of 5% in Steep Slopes, 46% proposed, and maximum tree removal of 25% within Steep Slopes, 79% proposed. Prior approval was granted on August 1, 2022 for eight dwelling units, 3,000 SF of lot area per dwelling, and a Variance to reduce the minimum separation between access drives and dwellings from 15' to 0'. (Sections 1316.01(c), 1316.01(h), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

1742 Elliott Ave:	100' x 120' / 12,000 SF	RG – Medium Density Residential
1746-48 Elliott Ave:	50' x 120' / 6,000 SF	Zoning District
1800 Elliott Ave:	50' x 120' / 6,000 SF	
Total Record Lots:	200' x 120' / 24,000 SF	