

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, April 28, 2021 @ 6:00 PM

for the purpose of hearing the following appeals:

Due to the COVID-19 Pandemic, all interested parties shall participate virtually.

The meeting can be accessed at <https://global.gotomeeting.com/join/184989965>, or via the phone at: **+1 (224) 501-3412, Access Code: 184-989-965.**

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, April 27, 2021.

1. 2355 Avenue A, Royal Farms*

***This Case has been withdrawn.**

2. 1165-1167 East Third Street (CID 205-003645, PIN P6NE3C 5 6 0204)

Appeal of Sherry Li on behalf of LIBAIX, Ltd. to convert the first floor commercial space into two dwellings, thereby creating a four unit Multi-Family Structure, which requires Dimensional Variances for minimum tract size, 9,000 SF required, 6,100 SF existing, lot area per dwelling unit, 2,500 SF permitted, 1,525 SF proposed and minimum lot width, 90' required, 40' existing, and a Variance to reduce the off-street parking requirement, seven required, five proposed (Sections 1306.01(a)(4), 1319.01(a)(1)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular 6,100 SF

RT – High Density Residential
Zoning District

3. 125-127 West Fourth Street (CID 202-001298, PIN P6SE1A 18 13 0204)

Appeal of Larissa Woods and Luis Rivera to subdivide two commercial spaces into two dwellings, thereby maintaining two commercial spaces in the front and creating two dwelling units in the rear, which requires a Use Variance for two dwelling units (Sections 1305.01(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 120' / 4,800 SF

CB – Commercial Central Business
Zoning District

4. 2204 Huntington Street (CID 214-015863, PIN N6NE3B 10 5 0204)

Appeal of Christopher Brown on behalf of CB Banquet Services, LLC to subdivide a lot, which requires Dimensional Variances for minimum tract size / lot area per dwelling unit, 8,000 SF required, 7,584 SF proposed, minimum lot width, 75' required, 64' proposed and to exceed maximum building coverage, 25% permitted, 35% proposed (Sections 1306.01(a)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 119' x 140' / 16,660 SF

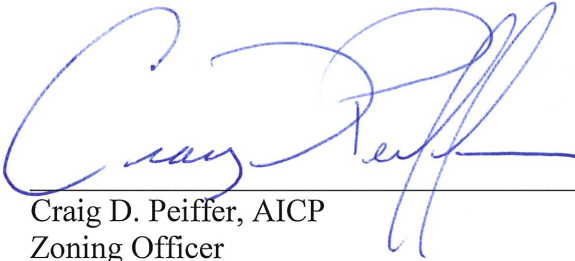
RS – Single Family Residential
Zoning District

5. 206 East Broad Street (CID 207-004057, PIN P6NE1C 16 1 0204)

Appeal of Michael Santanasto, Esq. on behalf of Lomas RE, LLC to convert the first floor commercial office space into a dwelling, thereby creating a Two-Family Semi-Detached Dwelling Structure, which requires Use Variances for a Two-Family Semi-Detached Dwelling and to waive the requirement for a principal commercial use in the front street level, and a Variance to waive the off-street parking requirement, four required, none proposed (Sections 1305.01(b)(c)(d)(e) Note 1, 1319.01(a)(1)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 18' x 95' / 1,710 SF

CL – Limited Commercial
Zoning District



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