

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, May 12, 2021 @ 6:00 PM

for the purpose of hearing the following appeals:

DECISION AGENDA

1. 836 Linden Street

Appeal of Felicia Rodriguez for a Special Exception to convert one Non-Conforming Use, Artisan's Studio, into another Non-Conforming Use, Bakery.

Record Lot: +/- 33' x 77' / 2,544 SF RT – High Density Residential
Zoning District

Approved.

2. 3464 Linden Street

Appeal of Andrew Budick on behalf of Action Rental Center, Inc. for a Special Exception to convert one Non-Conforming Use, Retail rental of residential equipment into another Non-Conforming Use, Retail rental of commercial and residential equipment with differing days and hours of operation.

Record Lot: Irregular / 14,500 SF RG – Medium Density Residential
Zoning District

Approved with the conditions that the Applicant consult with a design professional and the City's Arborist and install a buffer near residences; that taller equipment be kept away from residences; that open space (grass) be restored; that a lighting plan be submitted for City approval; that all equipment be maintained indoors; that days and hours of operation be as discussed (Mon-Fri, 7:00 AM to 5:00 PM); that (diesel and gasoline) fuel tanks be located outside of zoning setbacks; and that parking be limited to employees and patrons.

3. 403 and 409 West Union Boulevard

Appeal of Gary Gower, Jr. on behalf of G&L's Sign Factory for a Special Exception to convert one Non-Conforming Use, Manufacture and Retail sales of Concrete Products, into another Non-Conforming Use, Manufacture and Retail sales of Signs and Printing of other promotional products, and to install a projecting sign, which requires Variances to exceed the maximum projection, 3.5' permitted, 6' proposed for Option A & B and the maximum area, 8 SF permitted, 27.25 SF proposed for Option A and 25.65 SF proposed for Option B.

403 Record Lot: 90' x 160' / 14,400 SF RT – High Density Residential
409 Record Lot: 40' x 150' / 6,000 SF Zoning District
Total: 130' x 310' / 20,400 SF

Approved the Special Exception with the conditions that the days and hours of operation be as discussed and that there be no Sunday hours. The Applicant withdrew the Variance request based upon modifications to the signs that negated the need for relief.

4. 517 Seneca Street

Appeal of Judith Yanacek for a Special Exception to convert a single-family dwelling into a three unit Multi-Family Structure.

Record Lot: 115' x 158' / 18,170 SF RG – Medium Density Residential
Zoning District

Approved with the condition that the dwellings be constructed as testified.

5. 1165-1167 East Third Street

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.

Record Lot: Irregular 6,100 SF RT – High Density Residential
Zoning District

Approved with the conditions that all parking be dedicated for tenant use and that one space be assigned to each dwelling unit (four on-site spaces).

6. 125-127 West Fourth Street

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.

Record Lot: 40' x 120' / 4,800 SF CB – Commercial Central Business
Zoning District

This Case has been continued to the May 26, 2021, Regular Meeting.

Craig D. Peiffer, AICP
Zoning Officer