

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:

DECISION AGENDA

1. 2355 Avenue A, Royal Farms
This Case has been withdrawn.

2. 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

This Case has been continued to the May 12, 2021, Special Meeting.

3. 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.

4. 2204 Huntington Street
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.
Record Lot: 119' x 140' / 16,660 SF RS – Single Family Residential
Zoning District

Approved with the condition that building coverage for Lot 5 and Lot 5A shall not exceed what was listed on the plan.

5. 206 East Broad Street
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.
Record Lot: 18' x 95' / 1,710 SF CL – Limited Commercial
Zoning District

Approved.

Craig D. Peiffer, AICP
Zoning Officer