

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, February 22, 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.

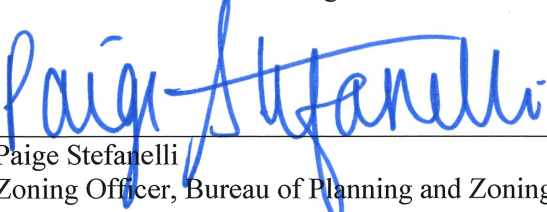
Notice is hereby given that the Zoning Hearing Board will have a meeting for the purpose of hearing the following appeals:

1. 1001 Spring Street (CID 110-007449, PID 642716767182 1)
Appeal of John Labriola for a Special Exception to convert from one non-conforming use (Pet Grooming Facility) to another non-conforming use as a Restaurant- Ice Cream Parlor and a Special Exception to reduce the Minimum Off-Street Parking Requirement, 11 required, 0 proposed. (Sections 1319.01(a)(31), 1319.02(b), 1323.07, 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 14.5 x 69.44 SF RT – High Density Residential Zoning District

2. 2431 Easton Avenue (CID 214-014959, PID N7NW4C 1 1 0204)
Appeal of Gentle Family Dentistry to construct an addition onto the existing commercial structure where a dimensional variance is required for minimum rear yard setback 10' required, 8.06' proposed. (Sections 1306.01(b), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / .27 Acres CL – Limited Commercial Zoning District

3. 2200 Industrial Drive (CID 113-023288, PID 641836693489 1)
Appeal of Respect Graduate School, Inc., to seek a favorable Interpretation of a Zoning Determination dated November 4, 2022 that a guesthouse is permitted as a support building. In the alternative of a favorable Interpretation, Applicant seeks a Special Exception to convert an existing accessory structure to a guesthouse. In the alternative of a favorable Interpretation and Special Exception, Applicant seeks a variance to convert an existing accessory building to a guesthouse (Sections 1305.03, 1305.04, 1305.01(c), 1305.02(h), 1325.11(b), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 2.7295 Acres PI – Planned Industrial Residential Zoning District

4. 2300 Hanover Avenue (PID 641758045413 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).
Record Lot: Irregular / 2.6105 Acres CL – Limited Commercial Zoning District


Paige Stefanelli
Zoning Officer, Bureau of Planning and Zoning