

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, July 22, 2020 @ 6:00 PM**

**\*THIS WILL ALSO BE A VIRTUAL MEETING\***

While the meeting is open, due to the COVID-19 pandemic **masks are required, and social distancing will be enforced per posted signage. The public is strongly encouraged to stay home and participate remotely, if possible.**

Applications can be viewed at:  
<https://www.bethlehem-pa.gov/calendar-planning-zoning/Meetings/2020/ZONING-HEARING/ZHB-07-22-2020>, or at Bethlehem City Hall,  
10 East Church Street, Bethlehem, PA 18018.

Members of the public may enter the meeting via GoToMeeting at  
<https://global.gotomeeting.com/join/279813237>, or via the phone at: **+1 (872) 240-3311**,  
Access Code: 279-813-237.

Questions and comments may be submitted in advance of the hearing to:  
[planninginfo@bethlehem-pa.gov](mailto:planninginfo@bethlehem-pa.gov)  
Messages must include a name and phone number and must be provided at least 24 hours in advance of the meeting.

Additional instructions for public participation can be found on the City Website at  
<https://www.bethlehem-pa.gov/Community-Economic-Development/Planning-Zoning>

1. 60 West Broad Street (CID 207-004091, PID P6NE1D 6 5 0204)  
Appeal of Joseph Posh on behalf of Posh Properties No. 32 Bowlarama Limited Partnership, for an Interpretation of a Decision by the Zoning Officer, or in the alternative, a Use Variance to operate an office on the first floor and along the street frontage of a principal arterial street (Sections 1306.01(b)(1)(a), 1306.01(b) Note I, 1325.05, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: Irregular / 18,408 SF  
CB – Commercial Central Business Zoning District
2. 1738 Madison Avenue (CID 214-017052, PID N6SE1B 10 5 0204)  
Appeal of Dominic Villani, Jr. on behalf of 565 West Lehigh Partners, LLC, to subdivide a lot into two lots, which requires a Dimensional Variance from the minimum lot width, 80' required, or 40' per lot, and 60' proposed or 30' per lot (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: 6,900 SF  
RT – High Density Residential Zoning District

3. 611 Center Street (CID 207-004202, PID P6NE1C 7 4 0204)

Appeal of Gregory Lauray for a Use Variance to convert an office into a single-family dwelling and to waive the off-street parking requirement, two required, zero proposed (Sections 1305.01(a), 1319.01(a)(1)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot 1,800 SF

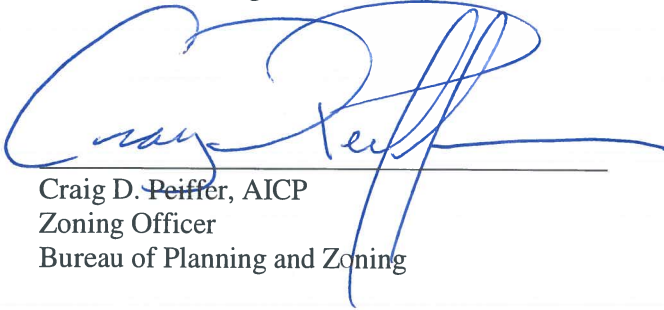
CL – Limited Commercial  
Zoning District

4. 10-16 West Goepf Street (CID 208-004814, PID P6NE1A 4 8 0204)

Appeal of Plamen Ayvazov on behalf of Monocacy General Contracting, LLC, to convert the structure into sixteen multi-family dwellings, which requires a Dimension Variance from the minimum lot area per dwelling, 2,500 SF required, 1,062.5 SF proposed, or seven units permitted, and Special Exception for a reduction in off-street parking, 28 required, 14 proposed (Sections 1306.01(a)(4), 1319.02(b)(5)(6), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular 17,000 SF

RT – High Density Residential  
Zoning District



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