

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, June 9, 2021 @ 6:00 PM

for the purpose of hearing the following appeals:

The meeting can also be accessed at <https://global.gotomeeting.com/join/124943877>, or via
the phone at: **+1 (312) 757-3121**, Access Code: 124-943-877.

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, June 8, 2021.

1. 835 North New Street (CID 209-006582, PID P6NE1A 9 5 0204)

Appeal of John Lustig on behalf of Edgar Hernandez and Oliverio's Restaurant for a Special Exception to expand the day and hours of operation as a condition of approval from a Zoning Hearing Board Decision, dated June 8, 2015; approved Monday-Saturday, 11:00 AM to 6:00 PM, proposed Monday-Sunday, 11:00 AM to 9:00 PM (Sections 1304.04, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 21' x 120' / 2,520 SF RT – High Density Residential
Zoning District

2. 5 West Goepp Street aka 835 North New Street (CID 209-006582, PIN P6NE1A 9 5 0204)

Appeal of Madeline Scarinzi and Jessica Zotynia on behalf of De Novo Creamery for a Use Variance to create a Commercial Restaurant; thereby maintaining one Residential Dwelling and one Commercial Restaurant and creating a second Commercial Restaurant and to waive the off-street parking requirement, two required, none proposed (Sections 1304.01(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 21' x 120' / 2,520 SF RT – High Density Residential
Zoning District

3. 323 Pierce Street (CID 204-002520, PID P6SE1B 17 4 0204)*

Appeal of Ivy Kromer on behalf of Country Club Brewing, LLC, from the one-year limitation on approvals. The Zoning Hearing Board granted a Special Exception to change a non-conforming use, Auto Repair Garage, into another non-conforming use, Micro-Brewery with Tasting Room, at their January 22, 2020 Hearing, with Written Decision dated February 25, 2020; and a Special Exception to expand the day and hours of operation as given evidence during the same hearing, approved Tuesday-Friday, 4:00 PM to 10:00 PM, and Saturday, 3:00 PM to 10:00 PM, proposed Monday-Friday, 12:00 Noon to 12:00 Midnight, and Saturday and Sunday, 11:00 AM to 12:00 Midnight (Sections 1323.07, 1324.06, 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 2,009 SF RT – High Density Residential
Zoning District

***This case has been continued to the June 23, 2021, Regular Meeting.**

4. 2958 Linden Street (CID 214-016686, PID M7SW4 22 15 0204)

2970 Linden Street (CID 214-016687, PID M7SW4 22 18 0204)

Appeal of Duane Wagner on behalf of Setnom Enterprises, LLC, to demolish and construct an ~2,400 SF Commercial Restaurant, which requires Dimensional Variances for front yard setback, 40' required, 8' proposed and side yard setback, 25' required, 3.2' proposed, and to construct a four-story residential structure containing 61 Multi Family Dwellings, which requires Variances to locate an accessory structure (garbage dumpster) within the front yard, to exceed the maximum building length, 180' permitted, 270' proposed, and to reduce the minimum separation between a dwelling and access drive, 15' required, 10.8, 11.3 and 12.6 proposed (Sections 11306.01(b)(4), 306.03, 1322.03(II)(4), 1322.03(II)(5)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Total (Consolidated) Record Lots: 122,610 SF

CS – Commercial Shopping
Zoning District

5. 946 Evans Street (CID 205-002774, PID P6SE2A 14 3 0204)

942-944 Evans Street (CID 205-002773, PID P6SE2A 14 2 0204)

934-940 Evans Street (CID 205-002772, PID P6SE2A 14 1 0204)

Appeal of Pat Ruggiero on behalf of Ruggonz, LLC, to modify and convert the former three-story, 16,098 SF Nightclub into 13 Multi-Family Dwellings, which requires a Dimensional Variance for lot area per dwelling unit, 2,500 SF permitted, 1,495 SF SF proposed, or 7 dwellings permitted, 13 proposed, (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

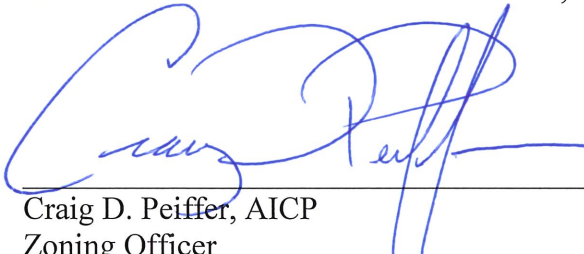
946 Evans St-Record Lot: Irregular / 5,365 SF

942-44 Evans St-Record Lot: Irregular / 4,995 SF

934-40 Evans St-Record Lot: Irregular / 9,075 SF

Total Record Lots: 19,435 SF

RT – High Density Residential
Zoning District



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