

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, August 23, 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. 3200 Commerce Center Blvd (CID 216-022663, PID P7 15 2B 0204)
Appeal of Everardo Gomez on behalf of John Tallarico with Bethlehem Earth, LP., to operate a Food Truck which requires a Use Variance for the operation of a Fast – Casual Restaurant within the Industrial Zoning District. (Sections 1305.01(b), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular- 2.45 Acres IN – Industrial Zoning District
2. 341 8th Street (CID 112-008125, PID 642727006749 1)
Appeal of Richard Adamek, Jr. to convert the existing basement of a single family detached dwelling into a separate dwelling unit thereby creating two (2) residential dwelling units which requires a use variance to allow for a Two-Family Detached Dwelling, dimensional variances from tract size 8,000 sq. ft. required, 7,000 sq. ft. proposed, lot area per dwelling unit 8,000 sq. ft. required, 3,500 sq. ft. proposed, lot width 75 ft required, 50 ft proposed, and a variance to reduce the off-street parking requirement, 4 required and 3 parking spaces proposed. (Sections 1306.01(a), 1319.01(a)(1)(i), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 50 X 140/ 7,000 sq ft RS – Single Family Residential Zoning District
3. 305-307 E 4th Street (CID 112-008125, PID P6SE1B 14 12 0204)
Appeal of Kirkwood Equity Fund, LLC. to convert the existing commercial building (Counseling Office) into a Multi-Family Dwelling as well as an existing Single-Family Dwelling in the rear which shall remain as an existing legal non-conformity. Thus, five (5) total dwelling units (one existing) are proposed which requires dimensional variances from tract size 9,000 sq. ft. required, 5,674 sq. ft. proposed, lot area per dwelling unit 2,500 sq. ft. required, 1,100.33 sq. ft. proposed, and lot width 90 ft required, 41 ft proposed. Use variance is also required to allow for a residential use on front street level whereas commercial use is required. (Sections 1305.01(a)(1), 1306.01(a), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 5,501.63 sq ft CL – Limited Commercial Zoning District

Paige Stefanelli
Zoning Officer, Bureau of Planning and Zoning