

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING
Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting

Wednesday, September 23, 2020 @ 6:00 PM
for the purpose of hearing the following appeals:

Due to the COVID-19 Pandemic, all interested parties shall participate virtually.
The meeting can be accessed at <https://global.gotomeeting.com/join/147257213>, or via the
phone at: **+1 (669) 224-3412**, Access Code: **147-257-213**.

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, September 22, 2020.

1. 526 Broadway (CID 201-000142, PID P6SW2C 14 3 0204)
Appeal of Chenguang Huang to convert the first floor commercial space (an Exercise Club and a vacant commercial space) into five multi-family dwellings, which requires Dimensional Variances from the minimum tract size, 9,000 SF required, 3,616 SF existing, minimum lot area per dwelling, 2,500 SF required, 722 SF proposed, or one unit permitted; and a Variance to waive the off-street parking requirement, nine required, zero proposed (Sections 1306.01(a)(4), 1319.01(a)(1)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular 3,613 SF
RT – High Density Residential
Zoning District
2. 327 East Market Street (CID 207-004420, PID P6NE2D 9 13A 0204)
Appeal of Ray Glemser, on behalf of Glemser Technologies Corporation, for a Use Variance to operate an Office within one unit of a four unit multi-family dwelling structure (Sections 1304.01, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 6,000 SF
RT – High Density Residential
Zoning District
3. 482 Elmhurst Avenue (CID 216-023816, PID P7 6 6H-3 0204)
Appeal of Oscar Lizardo for a Dimensional Variance to construct a pool within the minimum rear yard setback, 6' required, 3' proposed (Sections 1306.03(b)(4), 1322.03(yy)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 7,670 SF
RG – Medium Density Residential
Zoning District

4. 2105 Creek Road (CID 216-021596, PID Q7 9 6 0204)

Friedensville Road (CID 216-021729, PID Q7 9 7 0204)

Appeal of Abraham Atiyeh, on behalf of Creek Investors, LLC, and Exchange 9, LLC, for a Use Variance to permit Single-Family Semi-Detached Dwellings (also known as Twin Dwellings); construct eight, two-story, 4,912 SF dwellings and two, 2-story, 4,800 SF dwellings (Sections 1304.01(b)(1), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

2105 Creek Road: Irregular / 6.74 Acres

RR – Rural Residential

Friedensville Road: Irregular / 4.88 Acres

Zoning District

Craig D. Peiffer, AICP

Zoning Officer

Bureau of Planning and Zoning