

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, August 21, 2024 @ 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. 838 Tioga Avenue (CID 113-012714, PID 641779881454 1)
Order of the Court of Common Pleas of Lehigh County, dated January 5, 2024, upholding the granting of a Special Exception to operate a (Personal Service) hair salon and Remanding the matter to the Zoning Hearing Board to deliberate and impose conditions, if any, deemed to be proper.
Record Lot: 96.43' x 121.48' / 11,984 SF RS – Single Family Residential
Zoning District
2. 735-737 Atlantic Street (CID 205-002733, PID P6SE3A 3 2 0204)
Appeal of Austin Seboni on behalf of Lehigh RE, LLC, to subdivide the parcel into three lots, which requires Dimensional Variances as follows: Lot 1, minimum lot width, 30' required, 20.38' proposed, and minimum lot area, 3,000 SF required, 2,760 SF proposed; Lot 2, minimum lot width, 30' required, 21.49' proposed, and minimum lot area 3,000 SF required, 2,855 SF proposed; and Lot 3, for a proposed single-family detached dwelling, minimum lot width, 40' required, 38.14' proposed (Section 1306.01(a)(4), and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 80' x 140' / 11,200 SF RT – High Density Residential
Zoning District
3. 416 Selfridge Street (CID 204-002565, PID P6SE2D 19 1 0204)
Appeal of Austin Siboni on behalf of 416 Selfridge Street, LLC, to expand a non-conforming Student Home, outside of the Student Housing and Student Home Overlay Zoning District, previously approved for three students, proposed for five students. Expansion of a lawful non-conforming use requires Special Exception for expansions greater than five percent and up to a maximum 50% percent of the total Floor Area measured in aggregate over the entire life of the non-conformity, or 625 SF permitted, 288 SF Proposed. Applicant proposes to modify the Half-Story, which requires a variance to exceed the 50% maximum habitable floor area of the story next below, or 278 SF permitted, 288 SF proposed (Sections 1302.11, 1302.48, 1302.49, 1302.54, 1302.128, 1306.01(a)(4), 1323.04, 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 40' x 140' / 5,600 SF RT – High Density Residential
Zoning District

4. 405 Selfridge Street (CID 204-002581, PID P6SE1C 13 7 0204)
406 Jackson Street (CID 204-002363 , PID P6SE1C 13 8 0204)
412 Jackson Street (CID 204-002362, PID P6SE1C 13 10 0204)

Order of the Commonwealth Court of Pennsylvania, dated June 13, 2024, Vacating the Order of the Court of Common Pleas of Northampton County, dated June 21, 2023, and Remanding the matter to the City of Bethlehem's Zoning Hearing Board to Vacate its December 9, 2022 determination.

405 Selfridge St:	70' x 80' / 5,600 SF	RT – High Density Residential
406 Jackson St:	70' x 80' / 5,600 SF	Zoning District
412 Jackson St:	<u>80' x 140' / 11,200 SF</u>	
Total Record Lots:	140' x 160' / 22,400 SF	

5. 405 Selfridge Street (CID 204-002581, PID P6SE1C 13 7 0204)
406 Jackson Street (CID 204-002363 , PID P6SE1C 13 8 0204)
412 Jackson Street (CID 204-002362, PID P6SE1C 13 10 0204)

Appeal of Eray Donmez, on behalf of Lady Mohawk, LLC, to Appeal the Determination of the Zoning Officer, dated June 19, 2024, and for an Interpretation that the submission of a plan on or about October 22, 2020, should be considered a land development plan, and the zoning code as of the date of submission should be applicable to the plan, and that Article 1327, SH Student Housing and Student Home Overlay Zoning District, Adopted March 3, 2021, Amended December 21, 2022, is not applicable to the plan (Sections 1325.05, 1327, and all associated Variances, Special Exceptions, and Interpretations).

405 Selfridge St:	70' x 80' / 5,600 SF	RT – High Density Residential
406 Jackson St:	70' x 80' / 5,600 SF	Zoning District
412 Jackson St:	<u>80' x 140' / 11,200 SF</u>	
Total Record Lots:	140' x 160' / 22,400 SF	



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