

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, October 13, 2021 @ 6:00 PM

Due to the COVID-19 Pandemic, all parties shall wear a mask at all times while in City Hall.

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.

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 Monday, October 11, 2021.

Notice is hereby given that the Zoning Hearing Board will have a meeting for the purpose of hearing the following appeals:

1. 424 Center Street (CID 206-003684, PID P6NE4B 2 2 0204E)

Continuation of deliberations and decision.

2. 910 Evergreen Place (CID 214-013244, PID M6SE2 12 16A-9 0204)

Appeal of Ramy Souryal, to construct a 17' x 30' deck, which requires a Dimensional Variance to encroach upon the minimum rear yard setback, 26'-8" required, 16'-0" proposed (Sections 1306.01(a)(1), 1318.17(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 147' x 108' / 15,876 SF

RR – Rural Residential
Zoning District

3. 705 Linden Street (CID 209-006628, PID P6NE1B 29 7 0204)

Appeal of David Schatz, on behalf of Lehigh and Keystone Valley Model Railroad Club, to subdivide the commercial structures (Lot 1) from the residential structure (Lot 2), which requires Dimensional Variances for Lot 1 to eliminate the minimum side yard setback, 4' required, 0' existing, to reduce the minimum rear yard setback, 10' required, 6.18' proposed and to exceed the maximum impervious coverage, 90% permitted, 100% existing and for Lot 2 to reduce the side yard setback, 4' required, 2.7' proposed (Sections 1306.01(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

3410 Linden St 94' x 120' / 11,280 SF

CL – Limited Commercial
Zoning District

4. 2034 Country Place (CID 113-009841, PID 641844299432 1)

Appeal of Donavin Bohun, on behalf of property owner, Ronald Schantz, to construct a 16'-6" x 44'-0" covered patio, which requires a Dimensional Variance to exceed the maximum building coverage, 25% permitted, 29% proposed (Sections 1306.01(a)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 65' x 144' / 8,580 SF

RS – Single Family Residential Zoning District

5. 205-207 West Broad Street (CID 111-007532, PID 642748720896 1)

Appeal of Christopher Altemus for a Use Variance to convert the upper floors into a single dwelling unit, whereas only multi-family dwellings are permitted (Sections 1305.01(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 60' x 100' / 6,000 SF

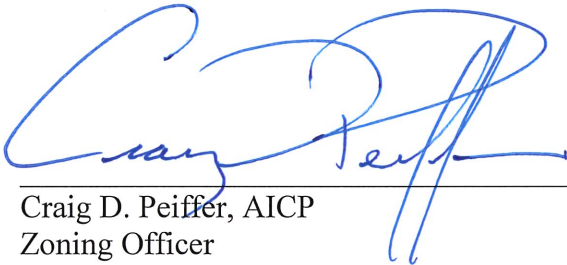
CL – Limited Commercial
Zoning District

6. 3420 Altonah Road (CID 214-013247 , PID M6SE2 12 17 0204)

Appeal of Lisa Miller, on behalf of property owner, Ellen Bench, to install a sign, which requires a Dimensional Variance to exceed the maximum allowable area, 1 SF permitted, 2.5 SF proposed (Sections 1320.08(a)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 5.21 Acres

RR – Rural Residential
Zoning District



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