

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, December 15, 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, December 13, 2021.

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

1. 258 East Market Street (CID 206-003846, PID P6NE1C 29 6 0204)
Counsel's arguments on the requested Subpoena.

2. 1018 East 3rd Street (CID 205-003558, PID P6SE2A 8 2 0204)
Appeal of Joe Ruggiero on behalf of RIPEX, LLC, to construct a second floor addition, thereby maintaining one first floor commercial unit and adding one second floor dwelling, which requires a Use Variance to add a dwelling; Dimensional Variances to reduce the minimum tract size, 6,500 SF required, 1,920 SF existing, to reduce the lot area per dwelling, 3,000 SF required, 1,920 SF proposed, to reduce the minimum side yard setback, 4' required, +/- 1' existing; and Variances to expand a non-conforming structure into the minimum side yard setback, 4' required, +/- 1' proposed and to reduce the minimum off-street parking requirement, two required, one proposed (Sections 1304.01(b)(1), 1306.01(a)(4), 1319.01(a)(1)(ii), 1323.04(c), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 1,920 SF RT – High Density Residential
Zoning District

3. 830 13th Avenue (CID 113-012768, PID 642800403278 1)
Appeal of Lois Arciszweski on behalf of Adams Outdoor Advertising, LLC, to modify an off-premise, billboard sign, which requires Dimensional Variances to exceed the maximum allowable area, 100 SF permitted, 625 SF proposed, and to exceed the maximum height, 25' permitted, 34' proposed (Sections 1320.10(b)(1), 1320.09(b)(3)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

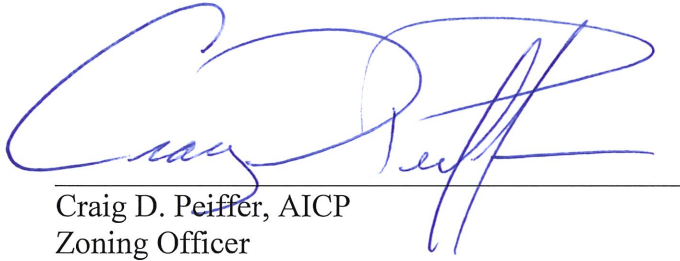
Record Lot: Irregular / 1.27 acres LI - Light Industrial
Zoning District

4. 2854 Linden Street (CID 214-016682, PID M6SE3 10 1 0204)
Appeal of Dino and Joanna Cantelmi to construct a three story structure containing 36 multi-family dwellings, which requires Dimensional Variances to reduce the lot area per dwelling, 4,000 SF required, 3,601 SF proposed, or 32 dwellings permitted, 36 proposed; to exceed the maximum building length, 180' permitted, 220' proposed and to reduce the minimum separation distance between dwellings and parking, 15' required, 8' proposed and a Variance to locate an accessory

structure (garbage dumpster) within the front yard (Sections 1306.01(a)(3), 1306.03, 1322.03(II)(4), 1322.03(II)(5)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 129,637 SF

RG – Medium Density Residential
Zoning District



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