

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting

City Hall (Rotunda)

10 E. Church Street, Bethlehem, PA, on
Wednesday, December 21, 2016 @ 6 PM
for the purpose of hearing the following appeals.
APPLICANT MUST APPEAR AT THE MEETING

1. 320 9th Avenue

Appeal of Pawel Zielinski for a variance to erect solar panels closer to the edge of the roof than permitted by the Ordinance. Required setback: 3'; proposed: 2' and 2' 4".

Record Lot: 45' X 153.5'

RS – Residential Zoning District

2. 2022 Davis Street and 2023 Boyd Street

Appeal of Wan Nian Homes, LLC through Jie Floyd, Member, for dimensional variances to subdivide the property based on the double frontage of the lot. The applicants seeks the following relief: Lot area per dwelling unit:

required: 6,500 sq.ft.; proposed: 2,886.5 sq.ft. and 4,200 sq.ft.; Lot width: required: 60'; proposed: 30' and 40'.

Maximum building coverage: Allowed: 35%; proposed 37.3% on Lot 1.

Record Lot: 30' X 105' & 40' X 105'

RG – Residential Zoning District

3. 1028 W. Lehigh Street

Appeal of Patrick Lilavois for a Special Exception to establish a Personal Care Home with a maximum of 4 individuals on the premises. The applicants are also seeking relief to the following: 30' side and rear yard setback required; current home is an attached on one side and has a 15' rear setback. In addition, The applicant seeks relief for the maximum density of 25 beds per acre. Permitted: 2, proposed 4.

Record Lot: 54' X 73'

RT – Residential Zoning District

4. 1838 Center Street

Appeal of Bethlehem Manor Village, LLC for a Use Variance to construct four buildings to house a total of 96 residential apartments.

Record Lot: 5 Acres

I – Institutional Zoning District

Zoning Officer