

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, May 25, 2016 @ 6 PM**

for the purpose of hearing the following appeals.

**APPLICANT MUST APPEAR AT THE MEETING**

1. 2 W. Market Street/511 N. New Street

Decision for the Appeal of Morning Star Partners, LLC, for a Special Exception to change from one non-conforming use (three residential/two commercial) to another non-conforming use (one residential/one commercial). In the alternative, the applicant is requesting a Use Variance to convert the existing house into a financial services office and change the two retail spaces into office use.

Record Lot: 72' X 117' irr.

RT – Residential Zoning District

2. 540 Broadway

Appeal of Daniel Colon Carrillo for a Use and Dimensional Variance to change the existing barber shop to a grocery store. In addition, the applicant requests a variance to the off-street parking requirement. Required: 2 additional spaces; proposed: 0.

Record Lot: 20' X 120'

RT – Residential Zoning District

3. 1075 Decatur Street

Appeal of Jeffrey L., Lewis J. and Dolores F. Lengyel for a Special Exception and Dimensional Variance to change one non-conforming use (six single family attached dwellings) to another non-conforming use (two family detached dwelling). In addition, the applicants are requesting a dimensional variance for lot width: required: 75'; proposed: 60'.

Record Lot: 42,027 Sq.Ft. (irr.)

RS – Residential Zoning District

4. 526 Wood Street

Appeal of FastSigns for Moravian Village for Dimensional Variances to install two (2) signs along Wood Street. The applicant is requesting relief of the following: maximum sign size: 6 sq.ft.; proposed, two signs at 25 sq.ft. each; number of signs: permitted: 1; proposed 2.

Record Lot: 10.27 Acres

R-RC Residential Zoning District

5. 2349 Linden Street

Appeal of Pennsylvania Venture Capital, Inc. for a Special Exception to change from one non-conforming use (retail) to another non-conforming use (offices).

Record Lot: 2.1 Acres

RS – Residential Zoning District

6. 302 W. Packer Avenue

Appeal of Lehigh University for Dimensional Variances to construct a three story, 15-unit multi-family dwelling. The applicants are seeking relief from the side yard setback: required: 15'; proposed: 7'; Lot area per dwelling unit: required: 2,500 sq.ft.; proposed 607 sq.ft.; maximum building coverage: permitted: 30%; proposed: 47%; and distance to off-site parking for a residential use: maximum walking distance: 200'; proposed: 370'.

Record Lot: 9,100 Sq.Ft.

RT – Residential Zoning District

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**Zoning Officer**