

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, June 22, 2016 @ 6 PM**

for the purpose of hearing the following appeals.

**APPLICANT MUST APPEAR AT THE MEETING**

1. 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

2. 1025 Laurel Drive

Appeal of Cheryl Hoch for a dimensional variance to increase the maximum building coverage. Permitted: 15% or 2,763 sq.ft.; proposed: 15.7% or 3,000 sq.ft.

Record Lot: 19,158 Sq. Ft.

RR – Residential Zoning District

3. 124-128 W Union Boulevard/114 Spruce Street

Appeal of B Land Company, LLC for dimensional variances to construct three additional stories onto an existing, non-conforming 2-story building for a 33-unit multi-family dwelling. The first two stories shall contain the required off-street parking spaces for the units. They are requesting dimensional variances for the following: Lot area per dwelling unit – required: 1,200 sq.ft.; proposed 499 sq.ft.; a variance from the requirement that multi-family dwellings are permitted in the CL zoning district above a first-floor commercial use and requesting the commercial use not be established; a variance to increase an existing non-conforming building by 60% and a variance to the side and rear setback line to keep the addition setbacks identical to the existing building: side yard: required: 20'; existing: 0'; proposed: 0'; rear yard: required: 25'; existing: 0'; proposed: 0'.

Record Lot: 10,926 Sq. Ft. (Irr.) and 5,332 Sq. Ft.

CL – Commercial Zoning District

4. 1620 Catasauqua Road – **CONTINUED UNTIL 7/27/16**

Appeal of the Sterling Development Group, LLC for dimensional variances to erect two apartments building on the premises. 117 units are permitted; the property currently has 121 units and the applicants are proposing 48 additional units for a total of 169 units. The applicant needs a variance to the lot area per dwelling unit: required: 4,000 sq.ft.; current: 3,900 sq.ft.; proposed 2,785 sq.ft.

Record Lot: 470,683 Sq. Ft.

RG – Residential Zoning District

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**Zoning Officer**