

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, August 24, 2016 @ 6 PM

for the purpose of hearing the following appeals.

APPLICANT MUST APPEAR AT THE MEETING

1. 311 Saucon View Drive

Appeal of tenant, Peter Hewitt, from an Enforcement Notice from the Zoning Officer, dated June 6, 2016, stating the applicant is using the residential premises as commercial space. Applicant is challenging the determination of the Zoning Officer regarding the use of the premises.

Record Lot: 1 of 198 units

RG - Residential Zoning District

2. 817 E. 4th Street

Appeal of 817 E4 LLC for a Dimensional Variance. The applicants are seeking relief from the Zoning Hearing Board conditions of both the March 28, 2012 and the October 23, 2013 hearings that required off-street parking leases for the premises. The hearings required 16 total off-site parking leases. The applicants propose no off-site leases but establishing four on-site parking spaces.

Record Lot: 3,960 Sq. Ft.

CL- Commercial Zoning District

3. 1620 Catasauqua Road

Appeal of the Sterling Development Group, LLC for dimensional variances to erect two apartment buildings 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. In the alternative, the Applicant seeks a Special Exception to expand non-conforming structures by less than 50 percent.

Record Lot: 470,683 Sq. Ft.

RG – Residential Zoning District

Zoning Officer