

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, October 25, 2017 @ 6 PM**

for the purpose of hearing the following appeals.

**APPLICANT MUST APPEAR AT THE MEETING**

1. 290 E. Macada Road

Appeal of William and Kimi Gorman for a Dimensional Variance. The subject property is along a private road and the applicants propose to construct a shed in the front yard and need relief from the front yard setback.

Required: 25'; proposed: 7'.

Record Lot: 3.34 Acres

RR – Residential Zoning District

2. 234 W. Spruce Street

Appeal of Myriam Putnam Rios for a Special Exception to use the vacant land as a one-car parking lot for personal use.

Record Lot: 20' X 72' irr.

RT – Residential Zoning District

3. 422 Thomas Street

Appeal of Fifth Street 1, LLC, for a Use Variance to convert the single family dwelling into an office for the applicant's rental properties.

Record Lot: 99.5' X 140'

RT – Residential Zoning District

4. 231 Union Station Plaza – **CONTINUED UNTIL DECEMBER 20, 2107**

Appeal of Adams Outdoor Advertising for a Dimensional Variance to allow a digital off-premises sign (billboard) with a sign area of 616 Sq. Ft. The ordinance allows a digital off-premises sign (billboard) with a maximum size of 100 Sq. Ft. In the alternative, the Applicant is challenging the validity of Article 1320.09.b.3.ii: the maximum size of 100 Sq. Ft. for an off-premises sign is unreasonable and not substantially related to a legitimate purpose. The applicants are also requesting dimensional variances to the following: height of the sign: required: no more than 25' above grade of the roadway; proposed is 40' above the grade of SR 378; separation distance to a residential district. Required: 300'; proposed: 82'. Separation to another off-premises digital sign: required: 1,000'; proposed: 566'.

Record Lot: 25.12 Acres

CB – Commercial Zoning District

5. 345 2<sup>nd</sup> Avenue

Appeal of Peron Armory, LP for a Special Exception and Dimensional Variances to construct a building attached to the existing Armory. The applicants propose to re-use the Armory building at a later date and establish 70 residential units in the new construction. The applicants are requesting a Special Exception and/or a Dimensional Variance to the number of required off-street parking spaces: required: 123; proposed: 99. They are also seeking dimensional variances as follows: Maximum building coverage: permitted: 30%; proposed: 31.3%. Off-street parking location: permitted in the side or rear yard only; proposed in the front yard. Loading dock not to be seen from any street; loading dock visible from Rauch Street. Access shall be from an alley; access proposed from both Prospect and 2<sup>nd</sup> Avenues. Relief from the requirement that no more than 20 consecutive surface parking spaces be located in a straight row without being separated by a landscaped island and tree, 21 spaces proposed. Relief from the requirement that no more than 50% of the front yard may be parking. Relief from the maximum length of a building: permitted: 180 feet; proposed: 215 feet. Relief from the requirement that all parking shall be at least 15' from any multi-family dwelling, proposed 4' along 2<sup>nd</sup> Avenue. Relief from maximum number of parking spaces in a parking lot: permitted: 40; proposed: 42 in one lot and 44 in a second lot. Relief from the required 8' minimum width buffer strip along a public street where new parking spaces for 10 or more vehicles are proposed to be adjacent to and visible from a public street.

Record Lot: 2.57 Acres

RT – Residential Zoning District

Suzanne Borzak, Zoning Officer