

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 4, 2017 @ 6 PM

for the purpose of hearing the following appeals.

APPLICANT MUST APPEAR AT THE MEETING

1. 1234 Eaton Avenue

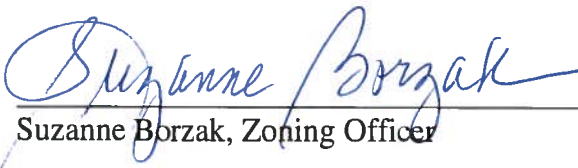
Appeal of Gary J. Heckenberger for a Special Exception to increase the size of an existing non-conforming use on the premises. The applicant proposes to build an addition to the dental practice, an increase of 44% of the building/use.
Record Lot: 9,690 Sq. Ft. RG – Residential Zoning District

2. 422-440 Brodhead Avenue

Appeal of Education Realty Trust for Dimensional Variances to construct a 400-bed Dormitory and offices for Lehigh University. The applicant seeks the following setback variances: Front Yard: Required: 20'; proposed: 5.14' along Packer Avenue; Side yard: required: 22.7'; proposed: 14.48' along Birkel Avenue; Side Yard: required: 20'; proposed: 11.3' along Brodhead Avenue.
Record Lot: 2.7+ Acres I – Institutional Zoning District

3. 231 Union Station Plaza

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



Suzanne Borzak, Zoning Officer