

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

**Thursday, November 30, 2017 @ 6 PM**

for the purpose of hearing the following appeals.

**APPLICANT MUST APPEAR AT THE MEETING**

345 2<sup>nd</sup> Avenue

Continuance of the 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