

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, January 24, 2018 @ 6 PM

for the purpose of hearing the following appeals.

APPLICANT MUST APPEAR AT THE MEETING

REORGANIZATION

1. 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

2. 820 William Street

Appeal of Richard K. White for a variance to allow accessory uses (a 12x14 and an 8x10 shed) on a property without the required principal use.

Record Lot: 1.05 +/- Acres

RR – Residential Zoning District

3. 3464 Linden Street

Appeal of Robert Uliana for Leiser's Rentals for a Special Exception to convert a non-conforming use (medical retail/supply and delivery) to another non-conforming use (retail and rental plus outdoor storage facility for products). If approved, the Applicant is also requesting to change the hours of operation from the September 23, 2009 Zoning Decision from 9AM-5PM (24 hours in case of an emergency) to Monday through Saturday 7:30 AM to 5PM and Sunday from 10AM to 5 PM.

Record Lot: 2.005 Acres

RS – Residential Zoning District.

Suzanne Borzak, Zoning Officer