

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, February 28, 2018 @ 6 PM

for the purpose of hearing the following appeals.

APPLICANT MUST APPEAR AT THE MEETING

1. 267 Bierys Bridge Road

Appeal of Roy A. Gruver for a Special Exception to have a Major Home Occupation at the premises to establish an artist's glass studio in the assessor building on the premises.

Record Lot: 0.63 Acres

RR – Residential Zoning District

2. 251 E. Church Street

Appeal of Valerie Peters for a Special Exception to establish a Bed & Breakfast on the premises with one room available for rent.

Record Lot: 30'X180'

RT – Residential 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 Applicants are challenging the validity of the entire Article 1320 and state a zoning regulation will be found to be invalid where it is shown to be unreasonable and not substantially related to a legitimate police power purpose if it is shown to be arbitrary or unduly restrictive. 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