

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting in

City Hall Rotunda

10 E. Church Street, Bethlehem PA

Thursday, February 28, 2019 @ 6 PM

for the purpose of hearing the following appeals.

APPLICANTS MUST APPEAR AT THE MEETING

1. 523 Hess Street

Appeal of Alex Hammel-Shaver for a dimensional variance to increase the building coverage on the lot for a 64 sq. ft. shed. Maximum allowed is 35%, existing is 42.5%, proposed is 47.5%.

Record Lot: 20' x 65'

RT - High Density Residential District

2. 719 Conestoga Street

Appeal of First Team Athletic LLC and Casie Falk for a special exception to change from one nonconforming use to another. Applicant proposes a crossfit fitness facility where a wholesale auto parts distributor existed.

Applicant also requests replacing a 155 sq. ft. nonconforming wall sign with a 155 sq. ft. new sign. Applicant also requests parking relief – 40 spaces required, 5 spaces exist, 13 spaces grandfathered with prior nonconforming use, which leaves a shortfall of 22 parking spaces.

Record Lot: 114' x 116.61' IRREG

RT - High Density Residential District

3. 625 7th Avenue

Appeal of Monica Henshaw for a Special Exception to have a Family Day Care with up to six children in the home.

Record Lot: 16' x 140'

RT - High Density Residential District

4. 28 E Ettwein Street

Appeal of Mike and Rebecca Hummel for dimensional variances to expand a single family detached dwelling to create a 3-unit dwelling and 6 off-street parking spaces. Minimum lot area required is 9,000 square feet, 7,260 proposed. Minimum lot area per dwelling unit permitted is 2,500 sq. ft., 2,420 sq. ft. proposed. Maximum building coverage permitted is 30%; 31% proposed. Applicant also requests relief from required distance between parking spaces and a multi-family dwelling - 15 feet required; 0 feet proposed.

Record Lot: 7,620 sq. ft.

RT - High Density Residential District

5. 647 N New Street

Appeal of KPMM Bethlehem Div. LLC for an appeal of the determination of the Zoning Officer that a tattoo parlor is a personal service use. In the alternative, the applicants request a use variance to locate a tattoo parlor in a front street level commercial space. A restaurant, retail or personal service use is required on the front street level.

Record Lot: 3,170 sq. ft.

CB - Central Business District

Darlene Heller, Director of Planning and Zoning