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
March 07, 2019 @ 6 PM
for the purpose of hearing the following appeals.

APPLICANTS MUST APPEAR AT THE MEETING

1. **2220 and 2250 Catasauqua Road, 2330 Eden Lane**
Appeal of Boardwalk Group Limited appealing the Determination of the Zoning Officer to consider Tracts 1, 2, and 3 as one collective property for purposes of calculating the maximum number of dwelling units permitted. In the alternative, the applicant seeks a Variance at 2250 Catasauqua Road (Tract 1) to construct 14 additional multifamily dwelling units (95 units permitted; 96 units existing; 110 units proposed) resulting in insufficient lot area per dwelling unit: required: 4000 sq. ft.; proposed 3,475 sq. ft.
Record Lot: 8.776 Acres (Tract 1) RG & RS – Medium Density Residential Districts

The appeal of the interpretation of the zoning officer was denied. The dimensional variance for density was granted with 2 conditions. first, that the 3 lots are treated as 1 lot for any dimensional or use variances in the future and if variances are sought in the future the zoning hearing board shall review them with all 3 lots together. second, the first condition shall be noted on any future land development plans.

2. **345 2nd Avenue**
Appeal of Peron Armory LP for a use variance to allow a Live Work Unit in the drill hall area of the existing Armory building. Applicant additionally seeks relief from conditions of the prior Zoning Decision dated January 28, 2018 which limited the project to 20 2-bedroom and 50 1-bedroom units for a total of 70 units and requests one additional dwelling unit.
Record Lot: 2.57 acres RT - High Density Residential

This appeal was continued until Wednesday, April 24.