

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

Wednesday, June 26, 2019 @ 6 PM

for the purpose of hearing the following appeals.

DECISION AGENDA

1. 1762 West Union Boulevard

Appeal of Michael Leupold for a dimensional Variance to construct a 24' x 36' detached garage thereby exceeding the maximum building coverage; 25% permitted, 29.55% proposed.

Record Lot: 65' x 130' / 8,450 sq. ft.

RS – Single Family Residential
Zoning District

Approved with conditions that the structure shall not be converted into living space and that the applicant shall apply for all requisite city permits.

2. 496, 508, 514 and 520 First Terrace

Appeal of James Preston on behalf of Austin Siboni / Lehigh Properties GP, LLC for Variances to permit garage doors on the front of the building, in lieu of the side or rear; to decrease the minimum lot area from 10 acres to .7466 acres and to increase the maximum impervious coverage in steep areas from 5% to 39 %; to increase the maximum vertical drop of retaining walls from 5' to 6'; to increase the maximum area for parking within the front yard from 50% to 51%; and to increase the maximum number of vehicles permitted to back into a public street from five to 32.

Total Record Lots: .7466 acres / 32,517 sq. ft.

RT – High Density Residential
Zoning District

Application was withdrawn.

3. 406 Delaware Avenue

Appeal of Dr. Megan Eyvazzadeh from a previous zoning hearing board decision, dated January 9, 1995, for an interpretation of the term, "Medical Office Use" to include, but not be limited to counselors, acupuncturists, health and wellness counselors, physical therapists and pilates instructors, or in the alternative a variance to permit the aforementioned uses and waive additional off-street parking requirements.

Record Lot: .2808 acres / 12,232 sq. ft.

RG – Medium Density Residential
Zoning District

Application was dismissed.