

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, July 24, 2019 @ 6 PM**

for the purpose of hearing the following appeals.

**APPLICANT MUST APPEAR AT THE MEETING**

1. 403 West Union Boulevard (CID 111-007957, PIN 642739928604),  
409 West Union Boulevard (CID 111-007958, PIN 642739921631) &  
415 West Union Boulevard (CID 111-007959, PIN 642739827622).

Appeal of Maria Medei on behalf of Casilio Concrete Corporation for a Special Exception to add a second retail store (commercial and residential flooring products) within the existing building (Sections 1304.04, 1323.07, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

403 W Union Blvd Record Lot:	0.31 acres / 13,504 sq. ft.	RT – High Density
409 W Union Blvd Record Lot:	0.14 acres / 6,098 sq. ft.	Residential Zoning District
415 W Union Blvd Record Lot:	<u>0.14 acres / 6,098 sq. ft.</u>	
Totals:	0.59 acres / 25,700 sq. ft.	

2. 632 Terrace Avenue (CID 111-007837, PIN 642758171481)

Appeal of Randall Hartman for a dimensional Variance to encroach upon the minimum setback for a driveway from a lot line of an abutting dwelling, 2-1/2' is required, zero is proposed, and to eliminate the requirements to maintain such setback in vegetation and screen parking areas (Sections 1311.08(c), 1319.02(g)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 0.20 acres / 8,712 sq. ft.	RT – High Density
	Residential Zoning District

3. 1311 Santee Mill Road (CID 214-018138, PIN M6 8 1 0204) &  
1361 Santee Mill Road (CID 214-063571, PIN M6 8 1D 0204E).

Appeal of Victoria Bastidas on behalf of Friends of Johnston, Inc., for an interpretation from a decision of the Zoning Officer, or in the alternative, a use Variance to permit as accessory uses those uses listed under, "Anticipated Public Programs, Activities and Events," within an Environmental Education Center (Sections 1302.01(a)(8), 1302.35(d), 1304(3)(5)(6), 1305(b)(c), 1319.01(8), 1322.03(q), 1325.05, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

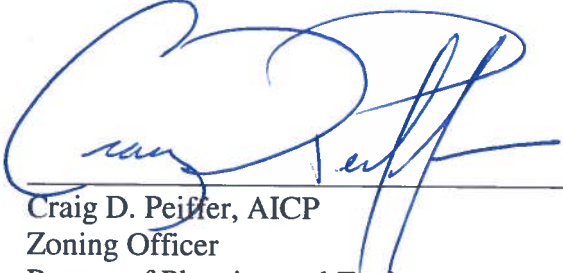
1311 Santee Mill Rd Record Lot:	3.26 acres / 142,005 sq. ft.	RR – Rural Residential
1361 Santee Mill Rd Record Lot:	<u>4.44 acres / 193,406 sq. ft.</u>	Zoning District
Totals:	7.70 acres / 335,411 sq. ft.	

4. 565 West Lehigh Street (CID 110-007181, PIN 642736401220 1).

Appeal of Tom Barker and Dominick Villani, on behalf of 565 West Lehigh Partners, LLC, for Variances to waive the requirement for a principal retail, restaurant or personal service use on the front street level; to reduce the lot area per dwelling unit from 2,500 sq. ft./dwelling unit to 1,867 sq. ft./dwelling unit, or 22 units permitted and 30 units requested; to exceed the maximum building length from 180' to 186'; to reduce the distance between the parking area and dwellings from 15' to 7'; and to increase the Build-to Line from the average existing front yard setback of +/- 30' to +/- 75' (Sections 1305.01, 1306.01(b)(2)(a) / 1306.01(a)(4), 1322.03(II)(4), 1322.03(II)(5), 1306.05, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 1.286 acres / 56,018 sq. ft.

CL – Commercial Limited  
Zoning District



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Craig D. Peiffer, AICP  
Zoning Officer  
Bureau of Planning and Zoning