

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.

DECISION AGENDA

1. 403, 409 & 415 West Union Boulevard

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.

Total Record Lots: 0.59 acres / 25,700 sq. ft.

RT – High Density Residential
Zoning District

Approved.

2. 632 Terrace Avenue

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.

Record Lot: 0.20 acres / 8,712 sq. ft.

RT – High Density Residential
Zoning District

Approved with the condition that the Applicant apply for all requisite permits.

3. 1311 & 1361 Santee Mill Road

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.

Total Record Lots: 7.70 acres / 335,411 sq. ft.

RR – Rural Residential
Zoning District

Application was continued to the August 28th Regular Meeting.

4. 565 West Lehigh Street

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'.

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

CL – Commercial Limited
Zoning District

Approved with the condition that the Applicant seek Planning Commission waiver for an increase to the build-to line and to permit parking in front of the building.