

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, September 25, 2019 @ 6 PM
for the purpose of hearing the following appeals.

APPLICANT MUST APPEAR AT THE MEETING

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

The Zoning Hearing Board will continue their deliberations from the August 28, 2019 Regular Meeting and render their decision regarding the 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.	

2. Appeal of Dallas Pulliam on behalf of Muhlenberg Realty Corp. and Lehigh Valley Hospital-Muhlenberg, C/O Lehigh Valley Health Network:

- A. 2545 Schoenersville Road-Parcel "C" and Lehigh Valley Cancer Institute
(CID 113-012253, PIN 641877825739)

Dimensional Variances to exceed the number of wall signs, two permitted, eight existing and two additional proposed; and to exceed the maximum allowable area for a wall sign, 40 SF permitted, 352 SF and 310 SF proposed (Sections 1320.08(a)(14), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot:	22.51 acres / 980,536 sq. ft.	I – Institutional Zoning District
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- B. 2649 Schoenersville Road-Parcel "D" and Lehigh Valley Heart Institute
(CID 113-012254, PIN 641886386275)

Dimensional Variances to exceed the number of wall signs, one permitted, five existing and two additional proposed; and to exceed the maximum allowable area for a wall sign, 40 SF permitted, 312 SF and 199 SF proposed (Sections 1320.08(a)(14), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot:	2.69 acres / 117,176 sq. ft.	I – Institutional Zoning District
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- C. 2705 Schoenersville Road-Parcel "A" and parking
(CID 113-012257, PIN 641877243187)

To replace a monument sign with a double-faced, freestanding sign, and for a Use Variance to permit both faces to be electronically changing message signs (Sections 1320.08(a)(14), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot:	18.00 acres / 784,080 sq. ft.	I – Institutional Zoning District
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D. 1780 Bathgate Road-Parcel "B" and Health and Wellness Center
(CID 113-009031, PIN 641876531178)

To replace a monument sign with a double-faced, freestanding sign, and for a Use Variance to permit both faces to be electronically changing message signs; and a Dimensional Variance to exceed the maximum allowable area for a freestanding sign, 40 SF permitted, 294 SF electronic message sign and 136 SF internally illuminated sign proposed (Sections 1320.08(a)(14), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 16.12 acres / 702,187 sq. ft.

I – Institutional
Zoning District

3. 5 East Packer Avenue, Webster Street (CID 203-023586, PIN P6SE1C 1 1 0204E) &
1 West Packer Avenue, Vine Street (CID 202-023844, PIN P6SE1D 7 1 0204E)

Appeal of Brent Stringfellow on behalf of Lehigh University for Dimensional Variances to place bus shelters within the front yard setback, 20' minimum setback, 0' proposed for 5 East Packer Avenue and 2' proposed for 1 West Packer Avenue (Sections 1306.01(b)(9), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

5 East Packer Avenue Record Lot: 3.34 acres

1 West Packer Avenue Record Lot: 9.87 acres

I-O – Institutional Overlay
Zoning District

4. 830 13th Avenue (CID 113-012768, PIN 642800403278 1)

Appeal of James Preston, Esq. on behalf of Pennsylvania Venture Capital, Inc., for a Use Variance to convert an existing structure into 67 dwelling units (66 efficiency apartments and 1 one-bedroom apartment); and Variances to decrease the minimum required off-street parking spaces, 118 required, 67 proposed; to decrease the minimum distance between parking spaces and any multi-family dwelling, 15' minimum separation distance, +/- 14', +/- 4', and 0' proposed; and to exceed the maximum number of parking spaces within any one lot, maximum 40 spaces permitted, 46 spaces proposed (Sections 1305.01(a), 1319.01(a)(1)(ii), 1322.03(II)(5)(i), 1322.03(II)(5)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 170' x 325.32' / 1.27 acres


LI – Light Industrial
Zoning District

5. 1458 Main Street (CID 214-017130, PIN N6SE1D 18 4 0204)

Appeal of Dominic Villani, Jr. on behalf of 565 West Lehigh Partners, LLC, for an interpretation from a decision of the Zoning Officer vis-a-vis merged nonconforming lots, or in the alternative, Dimensional Variances for minimum tract size, 8,000 SF required, 4,800 SF proposed, and minimum lot width, 75' required, 40' proposed (Sections 1323.12(b), 1306.01(a)(2), 1325.11, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 120' / .11 acres

RS – Single Family Residential
Zoning District



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