

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.

DECISION AGENDA

1. 1311 Santee Mill Road and 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.

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.	

The Zoning Hearing Board is scheduled to vote on this case on Tuesday, October 15, 2019, beginning at 4:00 PM in Town Hall, City of Bethlehem, 10 East Church Street.

2. 5 East Packer Avenue, Webster Street and 1 West Packer Avenue, Vine Street

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.

5 East Packer Avenue Record Lot:	3.34 acres	I-O – Institutional Overlay
1 West Packer Avenue Record Lot:	9.87 acres	Zoning District

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

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

3A. 2545 Schoenersville Road-Parcel "C" and Lehigh Valley Cancer Institute

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.

Record Lot:	22.51 acres / 980,536 sq. ft.	I – Institutional Zoning District
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Approved.

3B. 2649 Schoenersville Road-Parcel "D" and Lehigh Valley Heart Institute

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.

Record Lot:	2.69 acres / 117,176 sq. ft.	I – Institutional Zoning District
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Approved.

3C. 2705 Schoenersville Road-Parcel “A” and parking

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.

Record Lot: 18.00 acres / 784,080 sq. ft.

I – Institutional
Zoning District

Approved with the conditions that the electronically changing message signs display exclusively LVH-Muhlenberg and public service messages, and that message display and transition comply with the all other provisions of the zoning ordinance and other codes.

3D. 1780 Bathgate Road-Parcel “B” and Health and Wellness Center

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.

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

I – Institutional
Zoning District

Approved with the conditions that the electronically changing message signs display exclusively LVH-Muhlenberg and public service messages, and that message display and transition comply with the all other provisions of the zoning ordinance and other codes.

4. 1458 Main Street

Appeal of Dominic Villani, Jr., on behalf of 565 West Lehigh Partners, LLC, for Dimensional Variances for minimum tract size, 8,000 SF required, 4,800 SF proposed, and minimum lot width, 75’ required, 40’ proposed.

Record Lot: 40’ x 120’ / .11 acres

RS – Single Family Residential
Zoning District

Approved with the conditions that the Applicant shall coordinate with the City Engineer to investigate safety improvements at the curve on Main Street, remove the hedge row at the property line with 1454 Main Street and construct a dwelling that is similar in style and materials to the rendering shown in Exhibit A-2.

5. 830 13th Avenue

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.

Record Lot: 170’ x 325.32’ / 1.27 acres

LI – Light Industrial
Zoning District

Application was continued to the October 23, 2019, Regular Meeting.