

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, October 23, 2019 @ 6 PM
for the purpose of hearing the following appeals.

APPLICANT MUST APPEAR AT THE MEETING

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

THIS CASE HAS BEEN CONTINUED TO NOVEMBER 20, 2019, BEGINNING AT 6:00 PM.

Appeal of Abraham Atiyeh 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

2. 305-1/2 thru 321 Van Buren Street (305-1/2: CID 203-001908, PIN P6SE1C 3 20 0204; 307: CID 203-001909, PIN P6SE1C 3 19 0204; 311: CID 203-001910, PIN P6SE1C 3 18 0204 and 321: CID 203-001911, PIN P6SE1C 3 17 0204)

Appeal of James Byszewski on behalf of Van Buren Development, LLC, for a use variance to construct a multifamily dwelling (Consolidated Lot A) and a two family detached dwelling (Consolidated Lot B) fronting onto an alley. Dimensional variances for Lot A, including minimum lot area per dwelling unit, 2,500 SF required, 2,181 SF proposed; minimum side yard setback, 15' required, 10'-2" and 11'-0" proposed; maximum building coverage, 30% required, 44% proposed; to exceed the allowable area for off-street parking and driveway in the front yard, 50% permitted, +/- 90% proposed; to reduce the minimum setback in a front yard between a driveway and a lot line of an abutting dwelling; 2'-6" required, 1'-6" and zero feet proposed and to eliminate the minimum setback between off-street parking spaces and a multi-family dwelling, 15' required, zero feet proposed.

Dimensional variances for Lot B, including minimum tract size, 6,000 SF required, 4,340 SF proposed; minimum lot area per dwelling unit, 3,000 SF required, 2,170 proposed; minimum rear yard setback, 20' required, 9' proposed and maximum building coverage, 35% required, 54% proposed. Variances to permit off-street parking and garage doors to be placed between the front lot line along a street and the front wall of a new principal building and to eliminate street trees, six required, zero proposed (Sections 1302.05, 1302.67, 1302.125, 1306.01(a)(4), 1306.01 Note c, 1311.04(b), 1311.04(c), 1319.02(g)(4), 1319.02(m), 1322.03(II)(5)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot:	305-1/2 Van Buren St.	.052 Acres	
	307 Van Buren St.	.033 Acres	
	311 Van Buren St.	.224 Acres	
	321 Van Buren St.	.041 Acres	

RT – High Density Residential
Zoning District



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