

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.

DECISION AGENDA

1. 305-1/2 thru 321 Van Buren Street

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.

Record Lot:	305-1/2 Van Buren St.	.052 Acres	RT – High Density Residential
	307 Van Buren St.	.033 Acres	Zoning District
	311 Van Buren St.	.224 Acres	
	321 Van Buren St.	.041 Acres	

That a use variance was not required, and that the proposed development for Lot A be reviewed as Townhouses.

Deny the (two) parking spaces on Lot A not located in front of the principal structure.

Approve all remaining variances, with the condition that curbing be installed on either ends of the parking area and that a fence, or similar barrier be installed to prohibit vehicle access to the side or rear yards, subject to review and approval by the City's Planning Commission.