

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

Monday, December 2, 2019 @ 6 PM

for the purpose of hearing the following appeals.

APPLICANT MUST APPEAR AT THE MEETING

1. 250 Wyandotte Street (CID 201-000953, PIN P6SW2B 2 1 0204)

Appeal of Grant Genzlinger on behalf of Sayre Mansion RE, LLC, for a Variance to construct a 3,668 SF Conservatory (banquet hall) and an 830 SF ancillary addition to a hotel previously approved by the Zoning Hearing Board (Sections 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 2.184 acres

RG – Medium Density Residential
Zoning District

2. 2006 Industrial Drive (CID 113-013189, PIN 641858982377 1)

2012 Industrial Drive (CID 113-013190, PIN 641858677707 1)

3150 City Line Place (CID 113-009663, PIN 641859527539 1)

Appeal of Thomas JeBran on behalf of Trans-Bridge Realty and Contracting Company, Inc., for a Dimensional Variance to install a fence that exceeds the maximum height in the side and rear yards, six foot maximum height permitted, and seven foot height proposed for all new locations (Sections 1318.16, 1318.17, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

2006 Industrial Drive Record Lot: 1.942 acres

CS – Shopping Center

2012 Industrial Drive Record Lot: 4.105 acres

Zoning District

3150 City Line Place Record Lot: 4.019 acres

3. 3055 Linden Street (CID 214-016818, PIN M6 18 11 0204)

Appeal of Joseph Negrao on behalf of Alexandria Swimming Schools, LLC, d/b/a, Goldfish Swim School for a Dimensional Variance to exceed the maximum allowable area for wall signs, the total area of all wall signs shall not exceed 50 SF, four 34 SF signs proposed, totaling 136 SF (Sections 1320.08(a)(11)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 1.4 acres

RR – Rural Residential
Zoning District

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

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: 1.27 acres

LI – Light Industrial
Zoning District


Craig D. Peiffer, AICP

Zoning Officer

Bureau of Planning and Zoning