

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, December 18, 2019 @ 6 PM**

for the purpose of hearing the following appeals.

**APPLICANT MUST APPEAR AT THE MEETING**

1. 448 Vera Circle (CID 214-018913, PIN N6NE4B 2 2 0204)

Appeal of Karen Miller, Jay Miller General Contractors, Inc., on behalf of Marci Elliott, to construct a deck roof, which requires a Dimensional Variance to exceed the maximum building coverage, 35% permitted, +/- 70% existing, +/- 77% proposed (Sections 1306.01(a)(3), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 20.02' x 120.94' Irregular / 2,400 SF                      RG – Medium Density Residential  
Zoning District

2. 737 Seventh Avenue (CID 112-008643, PIN 642729420569 1)

Appeal of Michael Villani to subdivide the parcel and construct a single-family detached dwelling, which requires a Dimensional Variance to reduce the minimum lot width, 40' required, 30' proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 60' x 140' / 8,400 SF    RT – High Density Residential  
Zoning District

3. 310-332 East Third Street (CID 203-001870, PIN P6SE1B 4 4 0204)

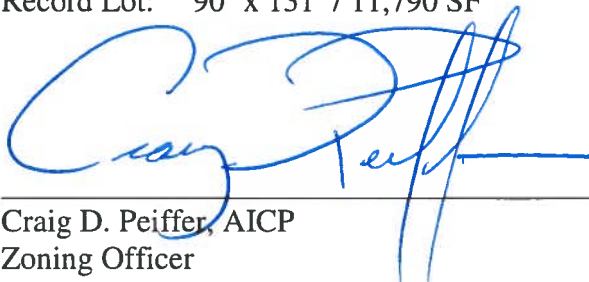
Appeal of Louis Pektor, on behalf of Polk Street Development Associates, LP, to permit an exercise club on the front street level, which requires a Variance from the requirement for a retail, restaurant or personal service use on the front street level (Sections 1305.01(a)(Note 4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 140' x 240' / 33,600 SF    CB – Central Business  
Zoning District

4. 262 Ninth Avenue (CID 110-007233, PIN 642716941693 1)

Appeal of James Holzinger, Esq., on behalf of 262 Ninth Avenue, LLC, to construct five multi-family dwelling units, which requires Dimensional Variances to reduce the lot area per dwelling unit, 2,500 SF/DU required, 2,358 SF/DU proposed, and to exceed the maximum building coverage, 30% permitted, 34% proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 90' x 131' / 11,790 SF    RT – High Density Residential  
Zoning District



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