

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, January 8, 2020 @ 6 PM**  
for the purpose of hearing the following appeals.

**APPLICANT MUST APPEAR AT THE MEETING**

1. 830 13<sup>th</sup> 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).

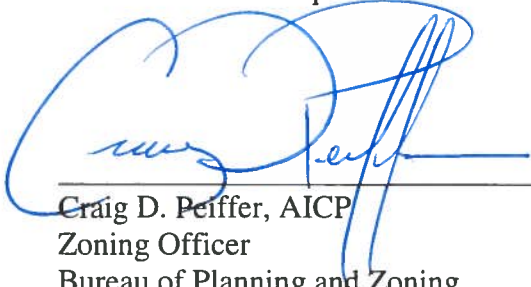
Record Lot: 1.27 acres

LI – Light Industrial  
Zoning District

2. Appeal of Beall Fowler, Robert Romeril, Martin Romeril, Barbara Diamond, Steven Diamond and Bruce Haines for a Validity Challenge to appeal the adoption and enactment of Bill No. 46 – 2018, Ordinance No. 2018-40, Section 1304.04 Reuse of Corner Commercial Uses Allowed in the RT (High Density Residential) and RG (Medium Density Residential) Districts, specific to Paragraphs 1-4, and as they relate to Two West Market Street. The full text of the ordinance may be reviewed by members of the public at Bethlehem City Hall, Department of Community and Economic Development, Bureau of Planning and Zoning, 10 East Church Street, Bethlehem, PA 18018 (Section 1304(b), and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 8625 sq. ft.

RT – High Density Residential  
Zoning District



---

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